

Application Date: 4/15/26

**Development Services Hub -
Second Floor Library**

City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans
via Engineer or Architect
- One professional land survey
- Completed Application

All to be submitted as one,
electronic combined PDF

After contacted by Planning:

Stage 2:

- Application fee
as calculated by your
assigned planner
- Completed, checked
Submittal Checklist for
Boards
- Completed Submittal Packet
for Boards

Note:

- This application must be completed in full and submitted with all documents in the above phases to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
[click here for checklists and submittal guidelines](#)
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
 ☒ Historic Preservation Board
 ☐ Public Art Review Committee
☐ Development Review Committee
 ☐ Administrative Approval
 ☐ Variance
☐ Planning and Development Board
 ☐ City Commission
 ☐ Special Exception

PROPERTY INFORMATION

Location Address: **926 Polk Street, Hollywood, FL 33019**

Lot(s): **22 and west 16 2/3 feet of 23** Block(s): **64** Subdivision: **Hollywood Lakes Section 1-32 B**

Folio Number(s): **514214022800**

Is the property within a Historic District? ☒ Yes ☐ No

If yes: ☐ Facade Alteration ☒ Addition over 25% of total sqft

Existing Property Use: **SFR** # of Units & Square Footage **1 unit / 1,408 adjusted building sq ft**

Is the request a result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of the violation.

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): **No**

DEVELOPMENT PROPOSAL

Explanation of Request:

A new, two-story, mid-century style, single-family residence.

Phased Project: ☐ Yes ☒ No Number of Phases **N/A**

Project	Proposal
Project Name (if applicable)	926 Polk
Developer Name (if applicable)	RGV Homes
# of Units/Rooms	# Units 1 # Rooms 5
Proposed Non-Residential Uses	None sqft
Open Space (% and Square Footage)	Required % 5 Area 5 sqft
Parking (# of spaces)	# Spaces 5
Height (# of stories)	# Stories 2 Total Height (feet) 12
Gross Floor Area (Square Footage)	1,408 sqft
Projected Valuation	\$ 250,000
Estimated Start and Completion Dates	Start 5/1/26 Completion 8/1/26

CONTACT INFORMATION

Name of Current Property Owner: **926 Polk St LLC**

Address of Current Property Owner: **915 MIDDLE RIVER DRIVE SUITE 518 FORT LAUDERDALE, FL 33304**

Email Address: **roy1reggev@gmail.com** Telephone Number: **9548645902**

If different from Property Owner:

Name of Applicant: **Roy Reggev** ☐ Consultant ☐ Representative ☐ Tenant

Address of Applicant: **926 Polk Street, Hollywood, FL 33019**

Email Address: **roy1reggev@gmail.com** Telephone Number: **9548645902**

Alternative Email Address: **roy1reggev@gmail.com**

Noticing Agent: **Roy Reggev**

Email Address: **roy1reggev@gmail.com**

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I)(we) understand and will comply with the provisions and regulations of the City of Hollywood's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties, and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City of Hollywood and are not returnable.

Signature of Current Owner: _____

Date: 3/21/26

Print Name: Roy Regger

Signature of Consultant/Representative: _____

Date: _____

Print Name: _____

Signature of Tenant: _____

Date: _____

Print Name: _____

Current Owner Power of Attorney

I certify that I am the current owner of the described real property and that I am aware of the nature and effect of the request for the new development to my property, which is hereby made by me, or I am hereby authorizing Manuel Rodriguez to be my legal representative before the Board & committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 1 day of April

2026

Notary Public State of Florida



Ofek Peer
Comm.: HH 328231
Expires: November 3, 2026
Notary Public - State of Florida

Signature of Current Owner

Print Name

Roy Regger-926 Polk
ST LLC

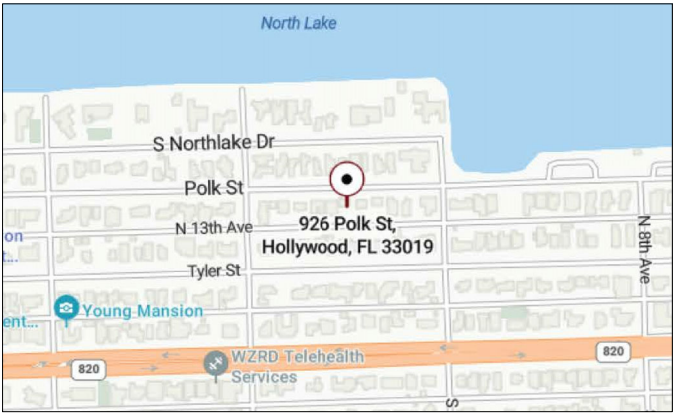
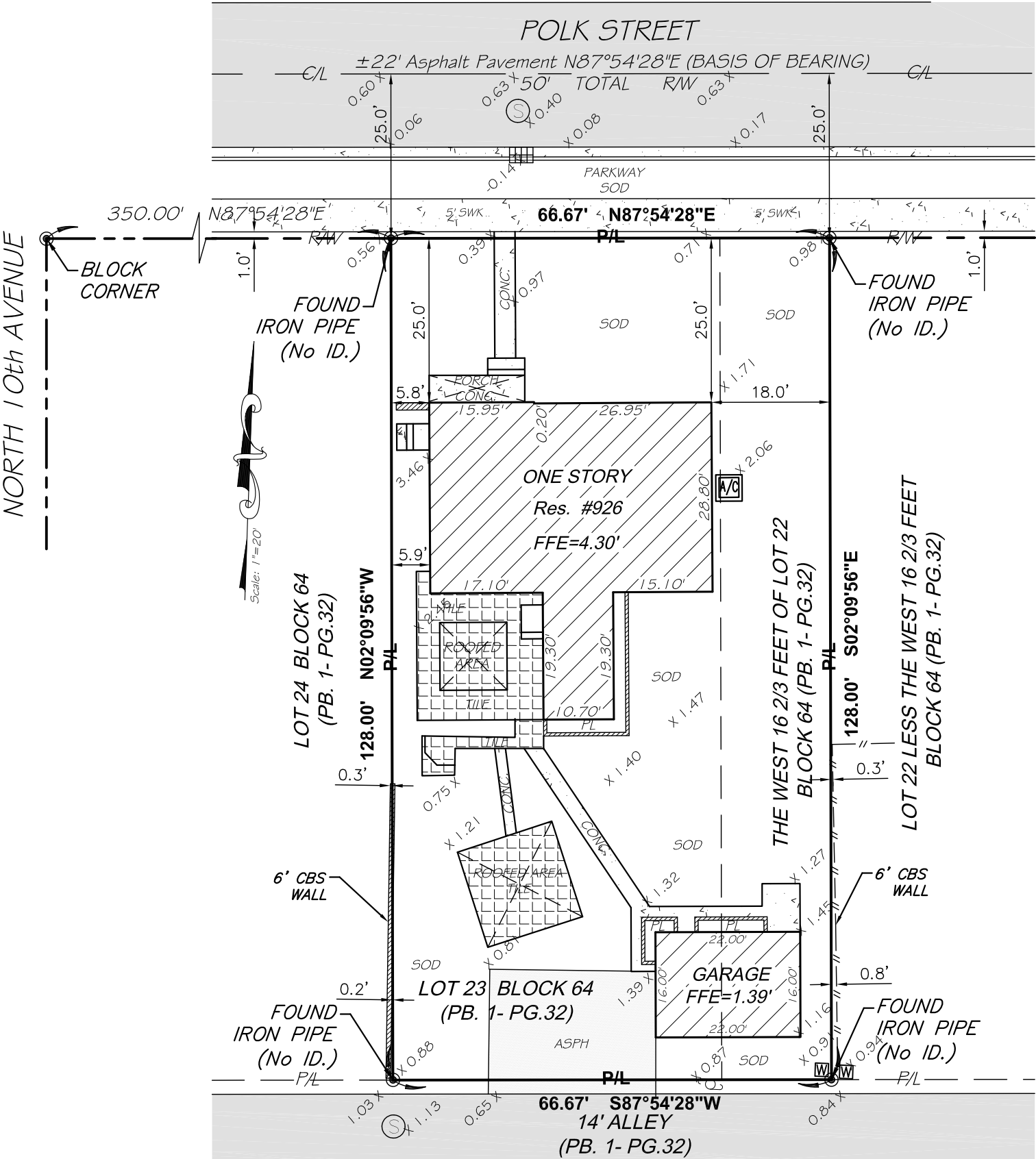
My Commission Expires: Nov. 3, 2026

☒ Personally known to me; OR

☐ Produced Identification _____

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 20'



LOCATION MAP
N.T.S.

JOB NUMBER: 25-181-A

PROPERTY ADDRESS: 926 POLK STREET, HOLLYWOOD FL 33019

LEGAL DESCRIPTION:

The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the Plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5142-14-02-2800

VERTICAL CONTROL: ELEVATIONS ARE REFERRED TO BROWARD COUNTY
BM#: 1915 ELEV: 1.71' OF N.A.V.D. OF 1988

FEMA FLOOD INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON
7/31/2024 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE AE BASE FLOOD ELEV. 7 COMMUNITY NUMBER 125113 PANEL NUMBER 12011C0588 SUFFIX J

CERTIFIED TO: REYNOLDS, DANIEL D

LOSADA SURVEY SERVICES, INC.

4839 SW 75 AVE, MIAMI FLORIDA 33155
EMAIL: INFO@LOSADASURVEY.COM

PHONE: 786-512-3062
LB 8656

LEGEND AND ABBREVIATIONS

C/L	= CENTER LINE	FD.	= FOUND IRON PIPE	AC	= AIR CONDITIONED UNIT	A	= ARC DISTANCE
P/L	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES	W.M.	= WATER METER	D	= CENTRAL ANGLE
M/L	= MONUMENT LINE	C.B.	= CHORD BEARING	U.E.	= UTILITY EASEMENT	R	= RADIUS
R/W	= RIGHT OF WAY	(C)	= CALCULATED	C.B.S.	= CONCRETE BLOCK STRUCTURE	Ø	= DIAMETER
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	B.C.	= BLOCK CORNER
W.F.	= WOODEN FENCE	(R)	= RECORD	D.M.E.	= DRAINAGE MAINT. EASEMENT	TYP	= TYPICAL
x0.00	= ELEVATION	ENC.	= ENCROACHMENT	P.O.B.	= POINT OF BEGINNING	S.W.	= SIDEWALK
CONC.	= CONCRETE SLAB	RES.	= RESIDENCE	P.O.C.	= POINT OF COMMENCE	PL.	= PLANTER
C.G.	= CURB AND GUTTER	SEC.	= SECTION	F.F.E.	= FINISH FLOOR ELEVATION	MH.	= MANHOLE

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

DATE OF FIELD WORK: November 17, 2025

REVISED ON:

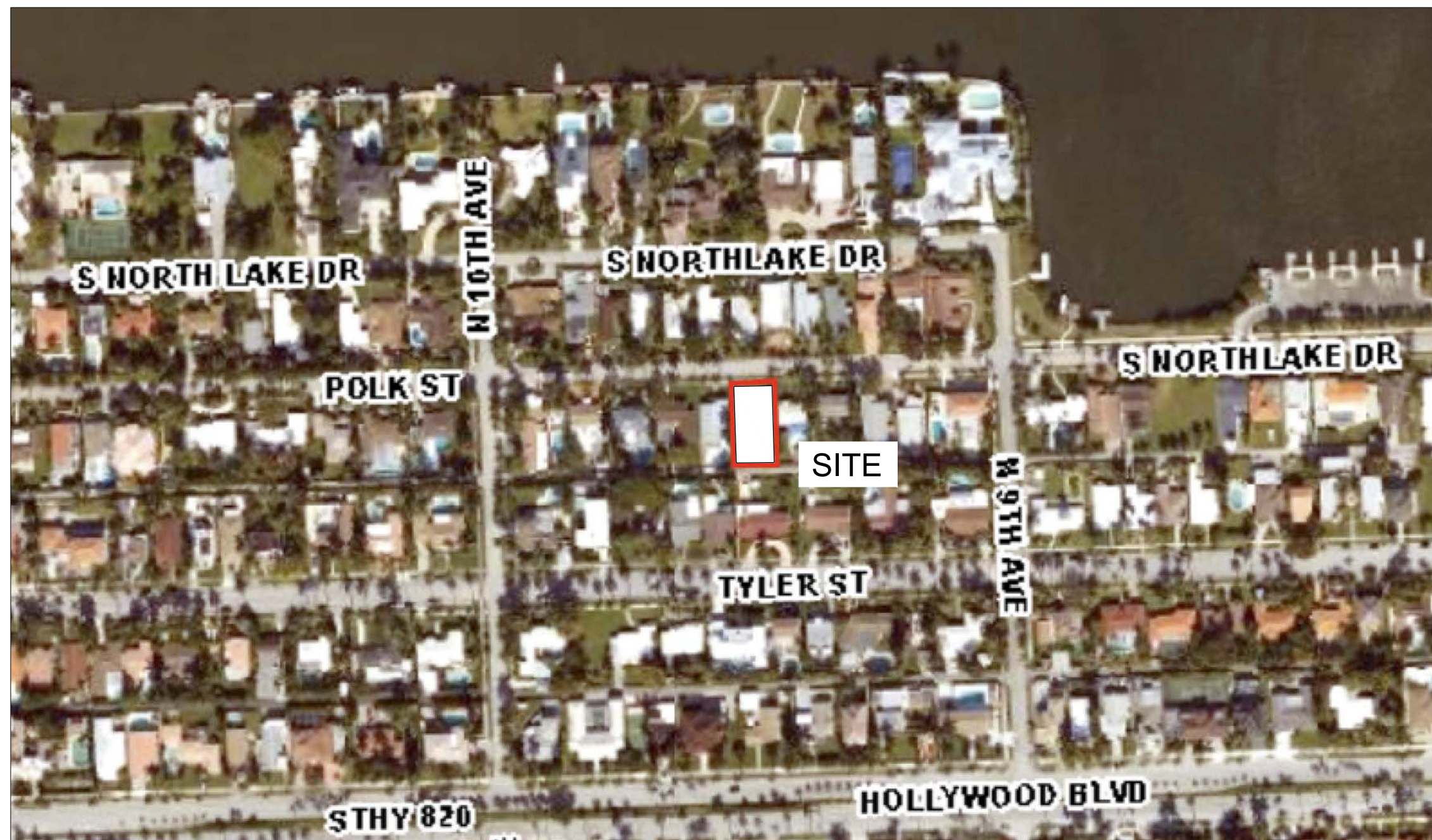
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17. F.A.C. pursuant to Section 472.027 F. S.

JUSTIN LOSADA P.S.M. 7653

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

926 POLK ST

HOLLYWOOD, FL



A new single family home designed in Mid-century modern architecture style for its timeless appeal, combining simplicity, function, and a deep connection to the surrounding historical Hollywood aesthetic and South Florida environment.

This design movement, which emerged in the mid-20th century, is known for its clean lines, open floor plans, and the seamless integration of indoor and outdoor spaces.

MID-CENTURY MODERN

- Flat, shed or butterfly roofs
- Large expanses of metal windows
- Asymmetrical facade
- Blending Interior/Exterior
- Open floor plans

SUB-TROPICAL MODERN

- Sun shading at windows
- Exterior galleries, stairs and courtyards
- Stucco walls with decorative patterns with accent materials such as wood siding and mosaic tiles
- Large expanses of glass
- Wide overhangs

Certificate of Appropriateness Narrative
Project Address: 926 Polk Street
Historic District: Hollywood Historic Lakes

The subject property is located within the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The proposed project introduces a midcentury modern residence designed in compliance with applicable zoning regulations and in alignment with guidance received from the HPB associate planner. The overall intent is to provide a design that is both architecturally distinctive and compatible with the surrounding historic context.

The neighborhood along South Southlake Drive is characterized by a mix of one- and two-story single-family homes. The proposed residence reflects this existing pattern through a thoughtful composition of one- and two-story volumes, maintaining a scale and massing that is consistent with adjacent properties while introducing a refined midcentury modern expression.

The proposed structure generally follows the established footprint and development pattern on the site. The existing garage, which is accessed from the rear alley, will remain and be incorporated into the project. Retaining this structure helps preserve the functional layout of the property and maintains consistency with the access patterns typical of the neighborhood.

As part of the site design, the finished floor elevation will be raised approximately four (4) feet above existing grade. This approach is intended to reduce the risk of flooding and improve overall stormwater management by ensuring that water is retained and directed within the site, preventing runoff from impacting neighboring properties.

The architectural design incorporates passive strategies suited to the South Florida climate. Window openings are carefully considered, with reduced glazing on the south and west elevations to limit heat gain. Generous roof overhangs and covered exterior areas provide additional shading, enhancing energy efficiency and occupant comfort while maintaining compatibility with nearby homes.

Flat roof forms are utilized to achieve clean horizontal lines and allow for higher interior ceiling heights, as well as efficient integration of building systems. This approach supports the overall modern architectural language while remaining visually consistent with the scale of the neighborhood.

The building will be constructed using durable and appropriate materials, including concrete pile foundations, CMU wall systems, concrete slabs and a wood rafters roof structures. Exterior finishes will consist of a combination of stone, stucco and wood elements, along with impact-resistant windows and doors. A natural, earth-toned material palette has been selected to create a cohesive transition between the new construction and the surrounding residential context.

The existing residence on the property is not suitable for restoration due to its poor construction quality. The new residence will be built to meet or exceed current construction standards, ensuring long-term durability and a level of workmanship consistent with other homes in the area. The selection of materials and finishes reinforces the overall quality while maintaining the understated character of the neighborhood.

The design reflects a careful balance between modern architectural principles and the guidelines of the historic district. Elements such as wide overhangs, controlled glazing, and integrated outdoor spaces are incorporated in a manner that respects the established character of the Hollywood Lakes Intracoastal area while allowing for a contemporary interpretation.

Please feel free to contact our office with any questions or requests for additional information regarding this submission.

Sincerely,

SE7ENAVE.

DESIGN STUDIO, LLC.

1000 Brickell Ave. #1015

Miami, Florida 33131 | 786.340.7690

JOSE R. MERLO

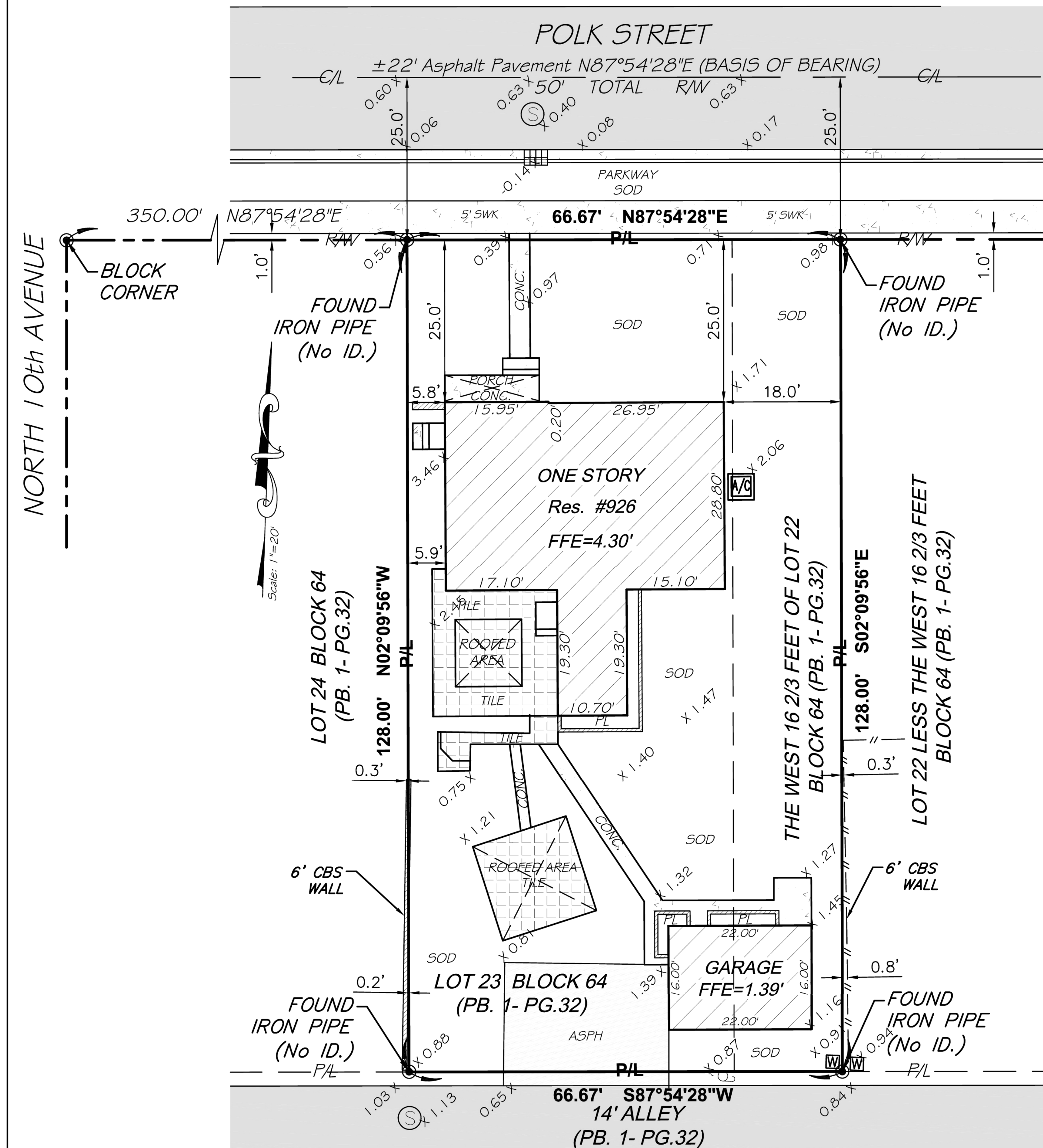
license no.

AR0012119

AA26003491

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 20'



Legal Description:
The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the Plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.



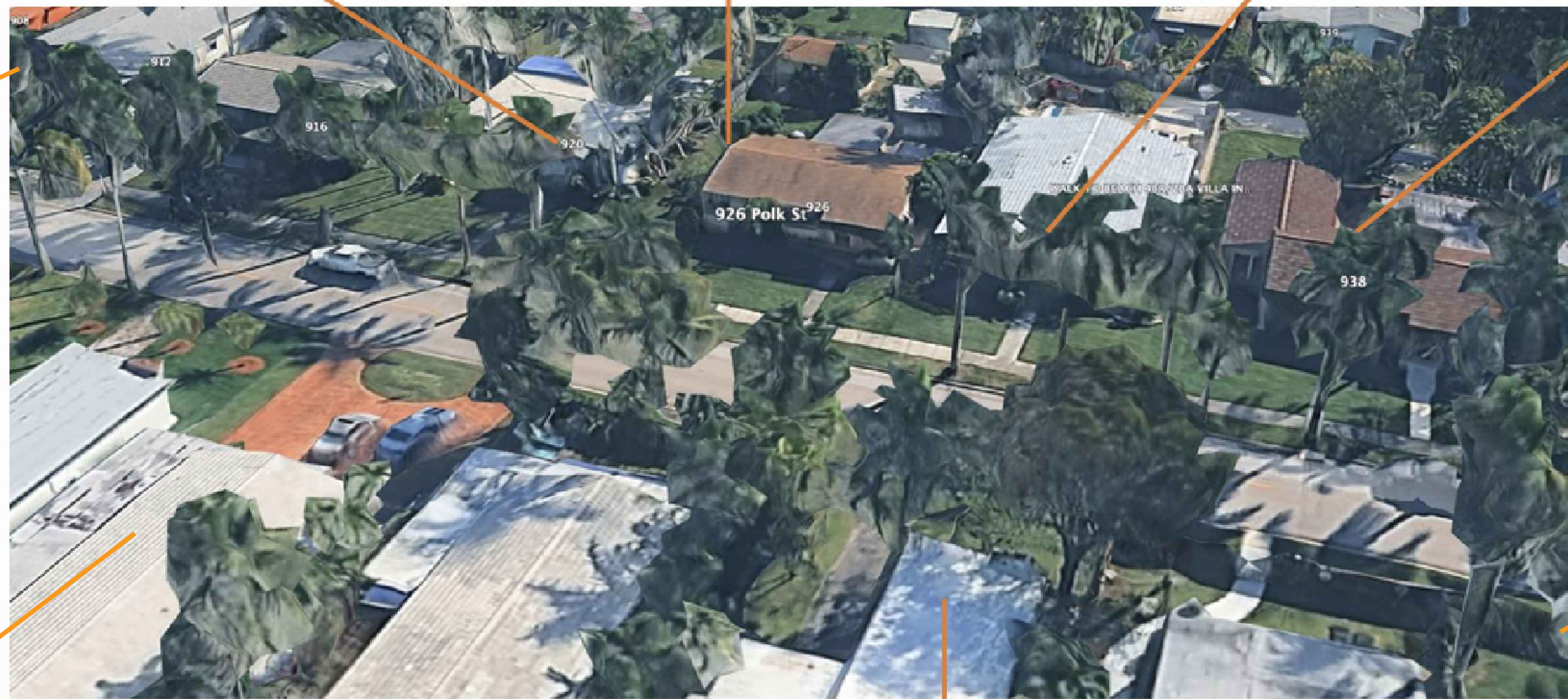
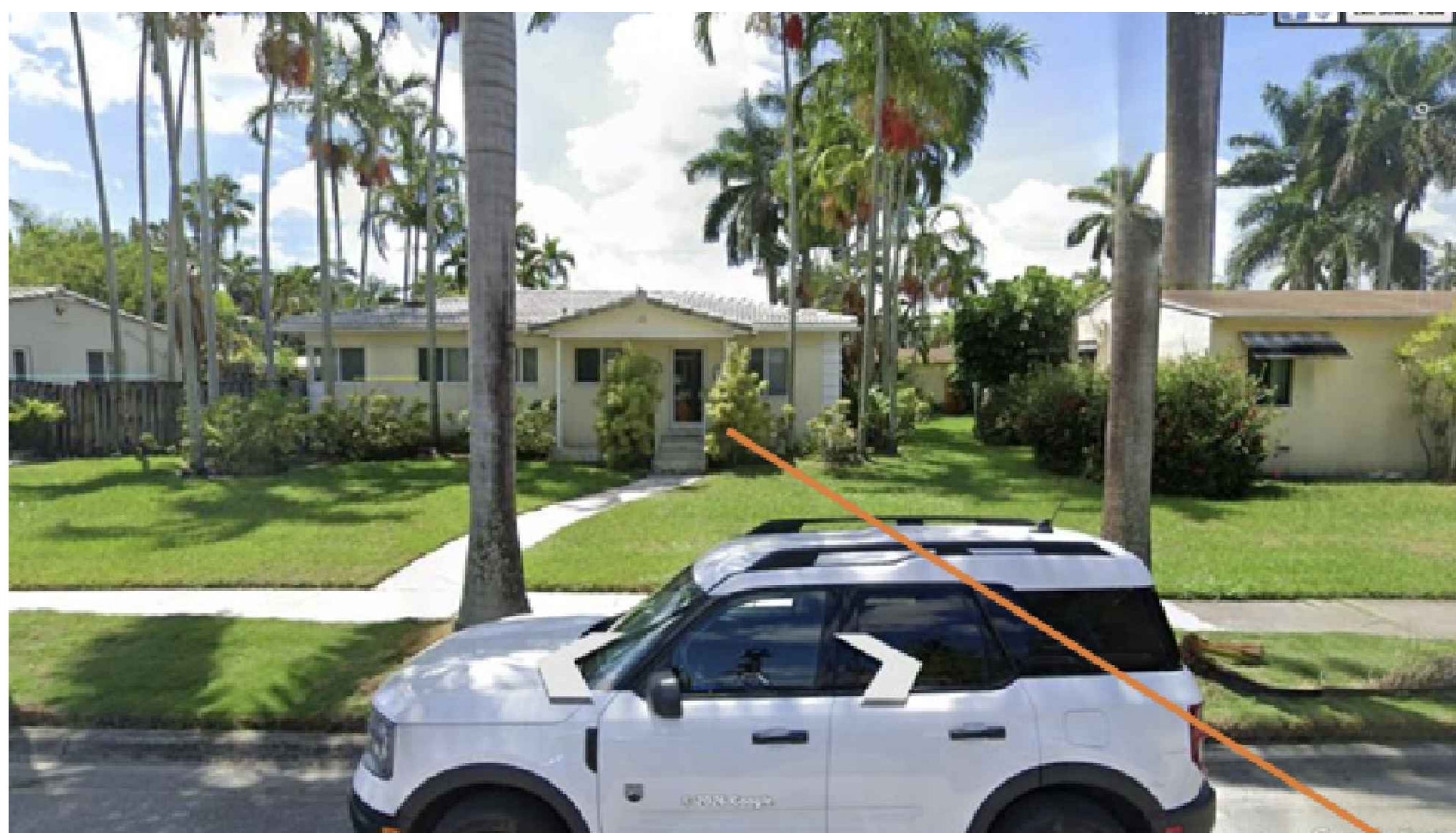
Front of Home (Polk St)

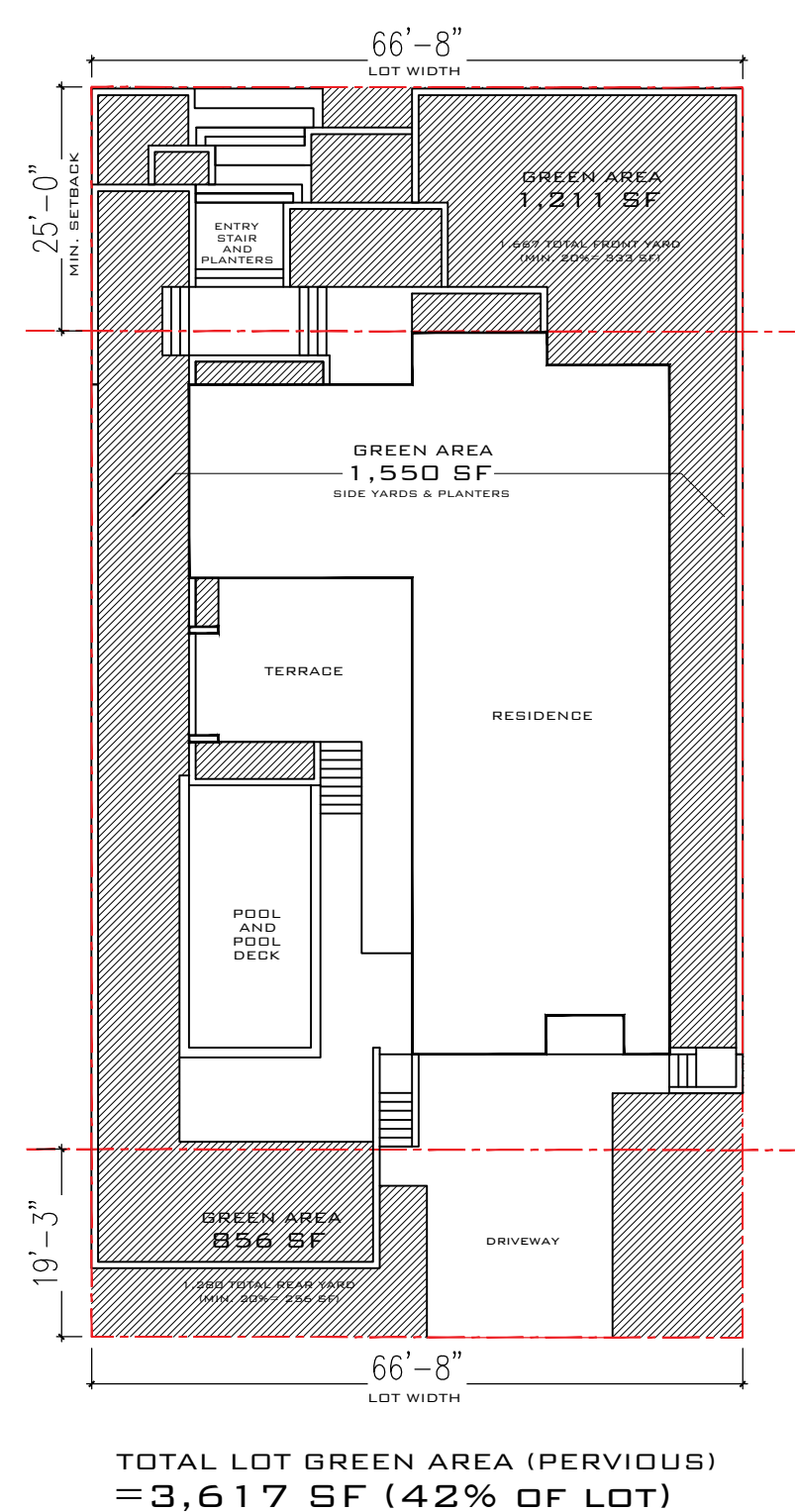
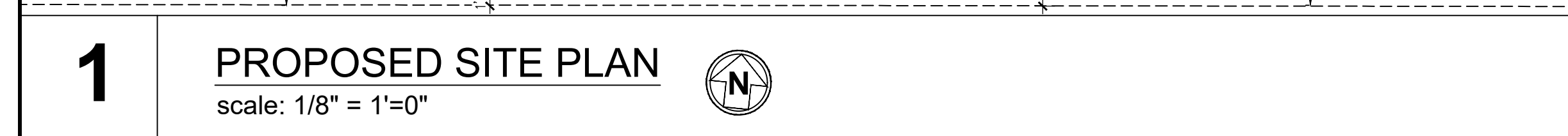


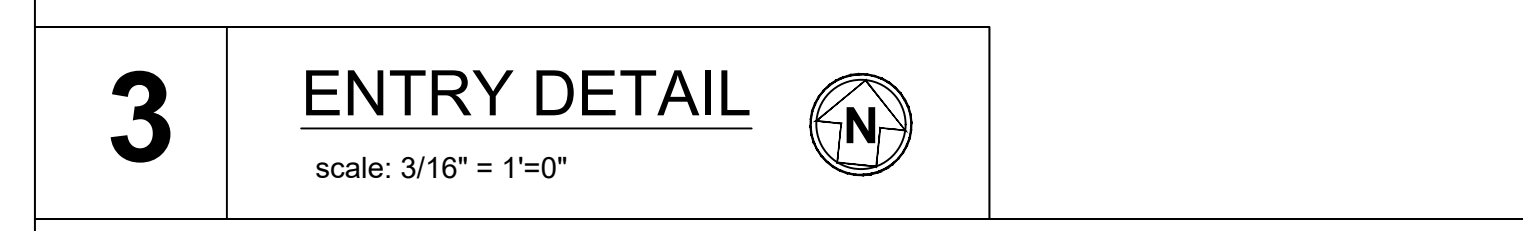
Rear of Home (Alley)

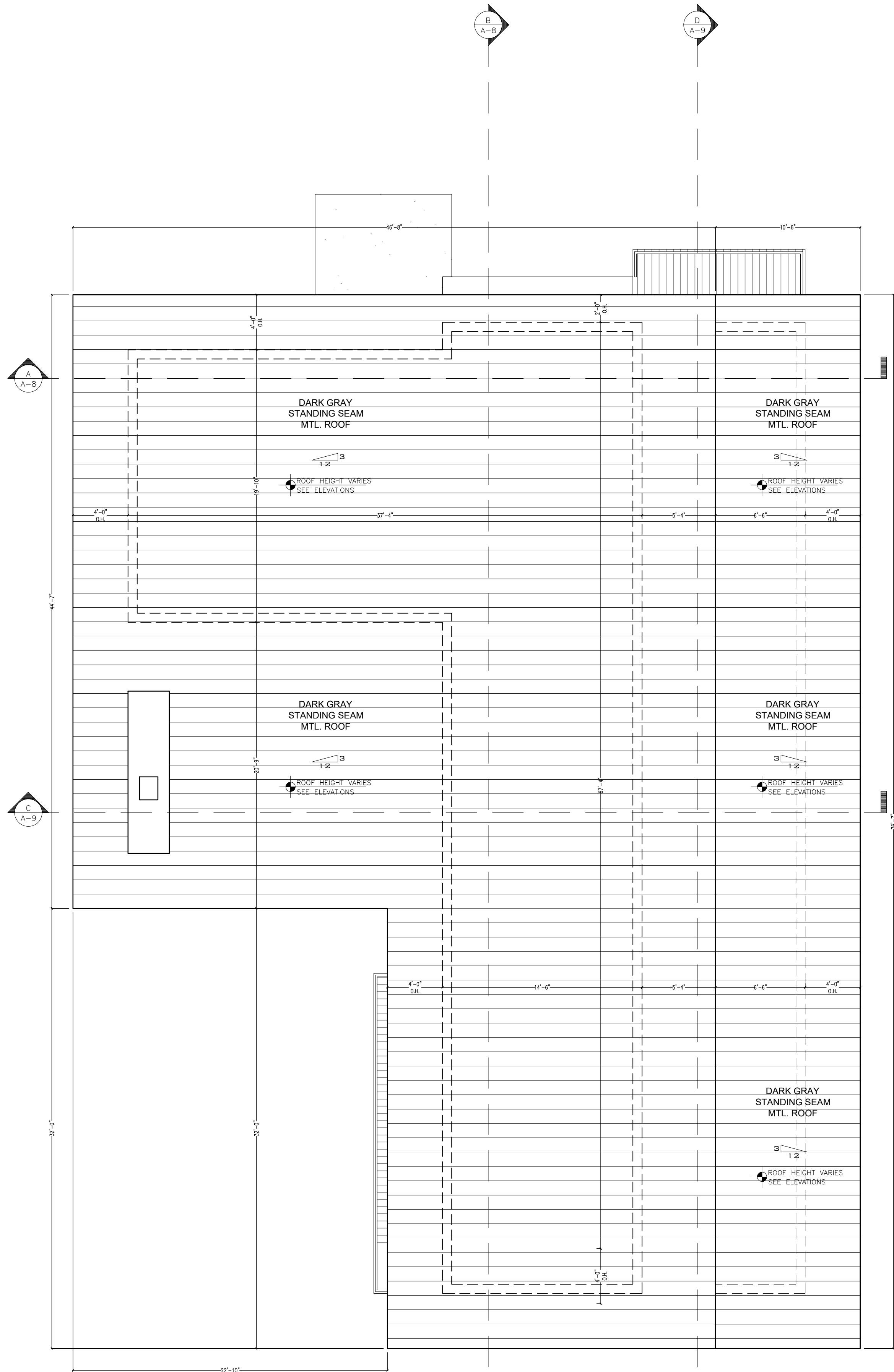
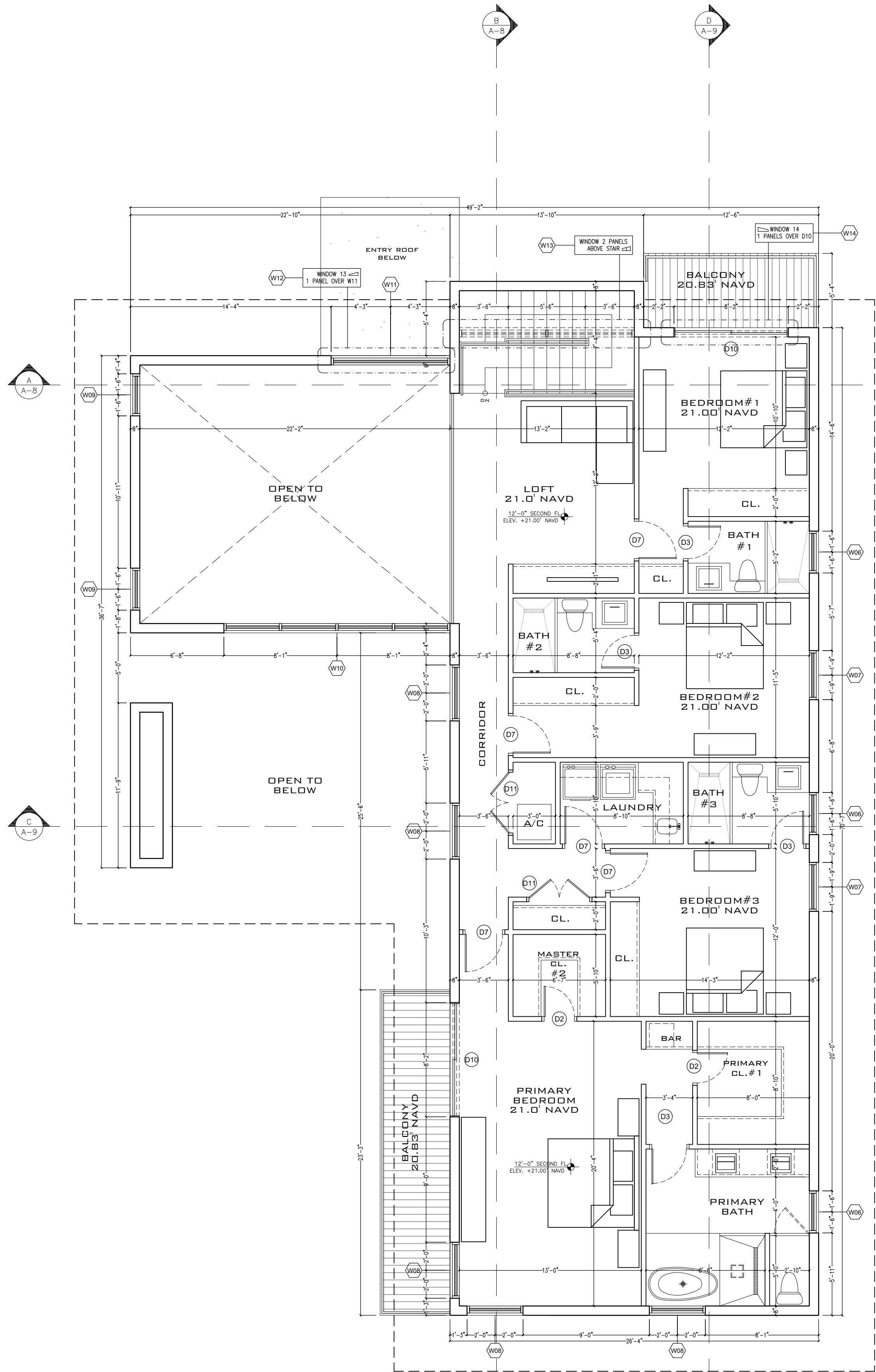
Current Conditions:
The existing style is mid-century style with flat and tiled roofs, white and cream stucco finishes, and earth tone stone accents and paving.

EXISTING NEIGHBORHOOD CONTEXT









1

SECOND FLOOR PLAN

scale: 3/16" = 1'-0"



2

ROOF PLAN

scale: 3/16" = 1'-0"





Exterior Finish Schedule	
PT-1	WHITE PAINTED STUCCO
PT-2	DARK GRAY PAINTED STUCCO
PT-3	GRAY TEXTURED STUCCO
PT-4	BLACK PAINTED STUCCO
WD-1	WOOD CERAMIC TILE FINISH
ST-1	STONE CERAMIC TILE FINISH

1

ELEVATION NORTH

scale: 1/4" = 1'=0"



2

ELEVATION WEST

scale: 1/4" = 1'=0"

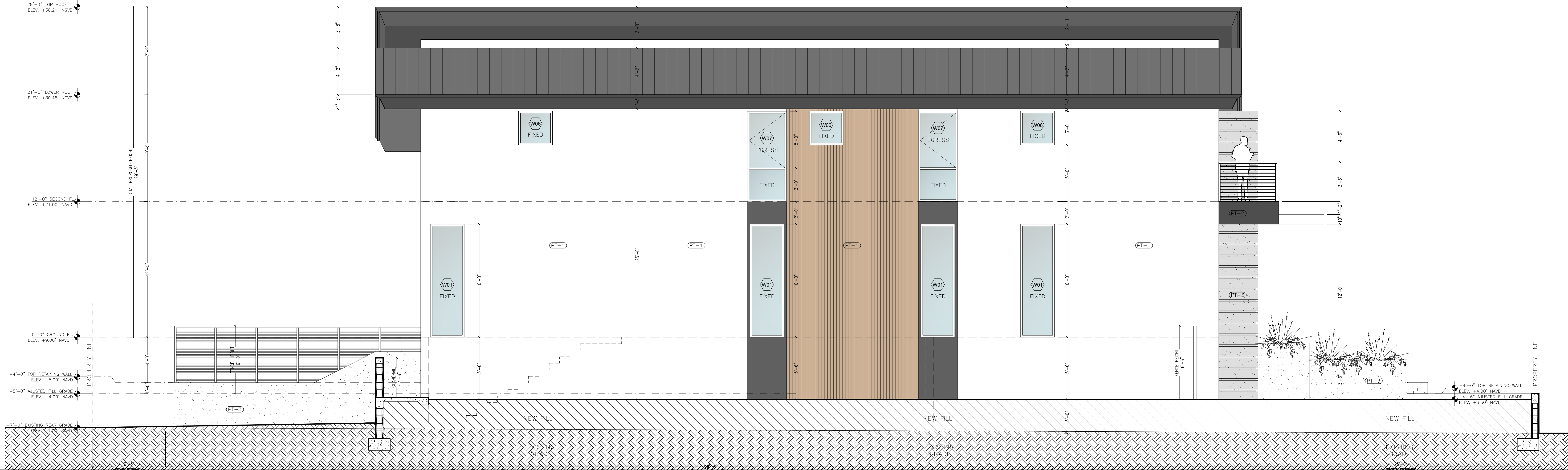


Exterior Finish Schedule	
PT-1	WHITE PAINTED STUCCO
PT-2	DARK GRAY PAINTED STUCCO
PT-3	GRAY TEXTURED STUCCO
PT-4	BLACK PAINTED STUCCO
WD-1	WOOD CERAMIC TILE FINISH
ST-1	STONE CERAMIC TILE FINISH

1

ELEVATION SOUTH

scale: 1/4" = 1'-0"



2

ELEVATION EAST

scale: 1/4" = 1'-0"

PERSPECTIVE RENDERINGS



NORTH FACADE



ENTRY STEPS



SOUTH FACADE

Exterior Finish Schedule	
PT-1	WHITE PAINTED STUCCO
PT-2	DARK GRAY PAINTED STUCCO
PT-3	GRAY TEXTURED STUCCO
PT-4	BLACK PAINTED STUCCO
WD-1	WOOD CERAMIC TILE FINISH
ST-1	STONE CERAMIC TILE FINISH



ELEVATION RENDERINGS



NORTH ELEVATION RENDER



WEST ELEVATION RENDER



SOUTH ELEVATION RENDER

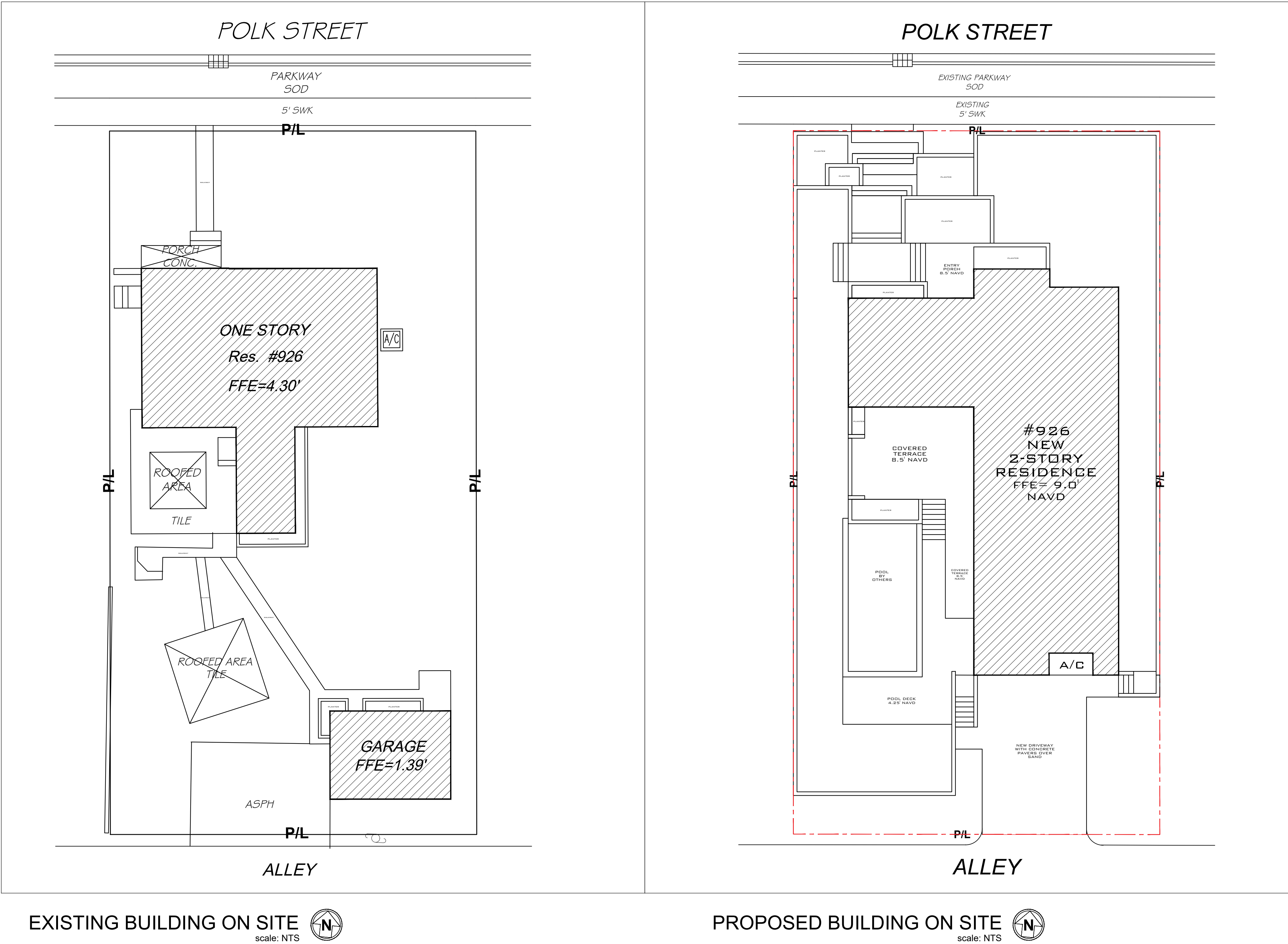


EAST ELEVATION RENDER



1. Purpose and Scope of Design Guidelines

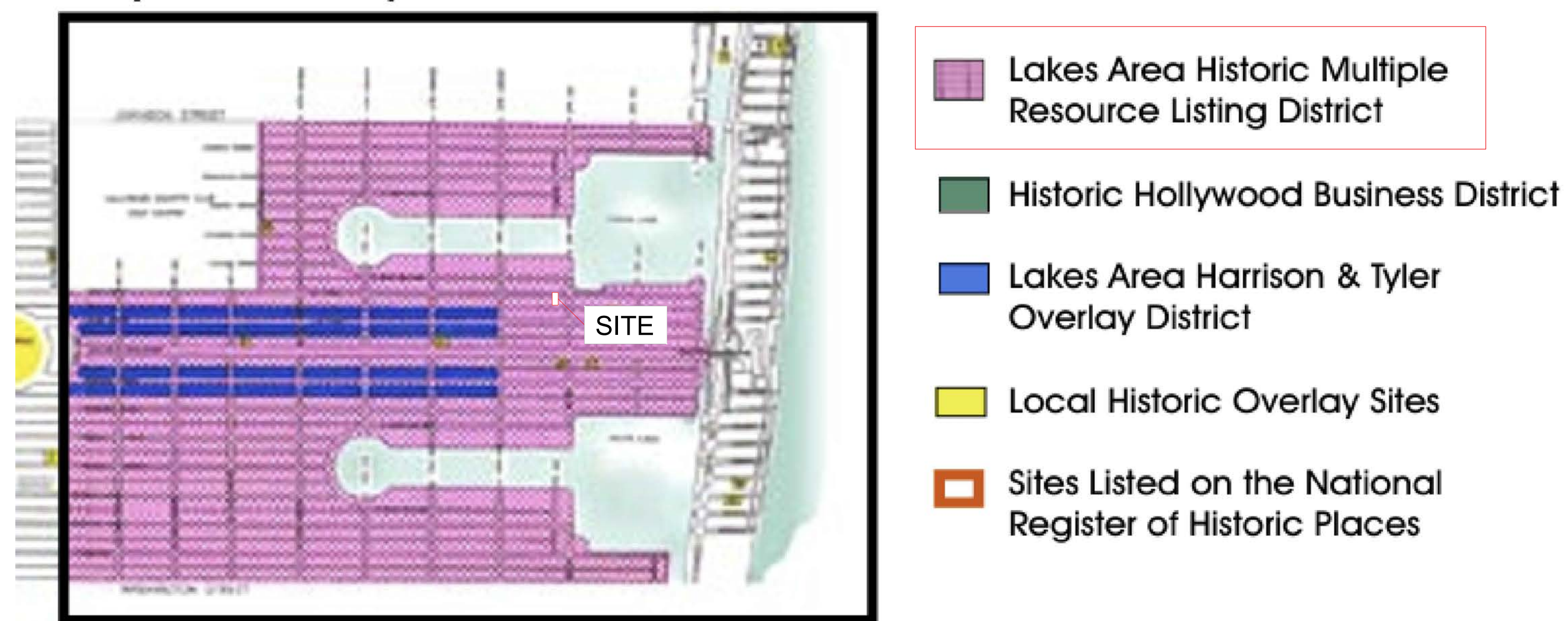
- Current building has no historical significance
- Retaining and improving existing mid-century architectural style with New building
- Respecting existing site layout and incorporating garage at alley



2. Identification and Preservation of Hollywood's Historic Legacy

- *Although site is within historical area, the current building holds no significance.*
- *Proposing harmonious mid-century tropical architecture with open spaces, subtropical vegetation, street trees, covered porch and terraces, vistas to the water, preserved lush front yard with vehicular access only through alley, detached garage, and tropical motifs to preserve Hollywood's historic aesthetic.*
- *Drawing design inspiration from Hollywood architects who defined the area's unique architectural styles like Igor Plevitzky, Donald Singer, and Charles Reed, Jr.*

Key Note Map



3. Periods of Significance with Appropriate Style-Specific Details

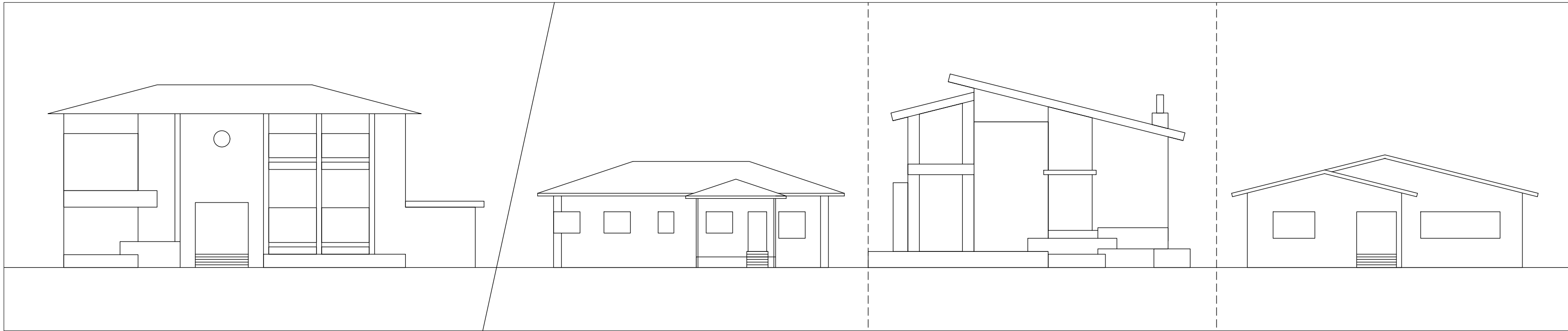
- Vernacular (1920-30)
 - rectangular masses, "L shape", wood siding, hipped and gabled roofs,
- Streamline / Art Moderne (1930-1945)
 - smooth surface treatment, flat roofs with unadorned parapets, rectangular metal windows, natural stone
- Post War (Mid-Century) Modern (1946-1960)
 - wide overhangs, blending interior and exterior, flat pitched roofs, wood louvers, extended glass areas

These are all architectural elements we have implemented into our proposed design, packaged into a seamless "Tropical Mid-Century Modern" style.

4. Design Principles, New Construction

- Parking/Alleyways

- Highly articulated.
- Transitional zones between public and private areas.
- Surface texture.
- Proportion of width to height and depth of existing structure



CONTEXT ELEVATIONS

- Scale

- One story structures with occasional two story component or wing.
- Human scale
- Height to width ratio

- Rhythm

- Consistent spacing and setback.
- Alignment of windows, entry doors and spatial placement similar to surrounding buildings.



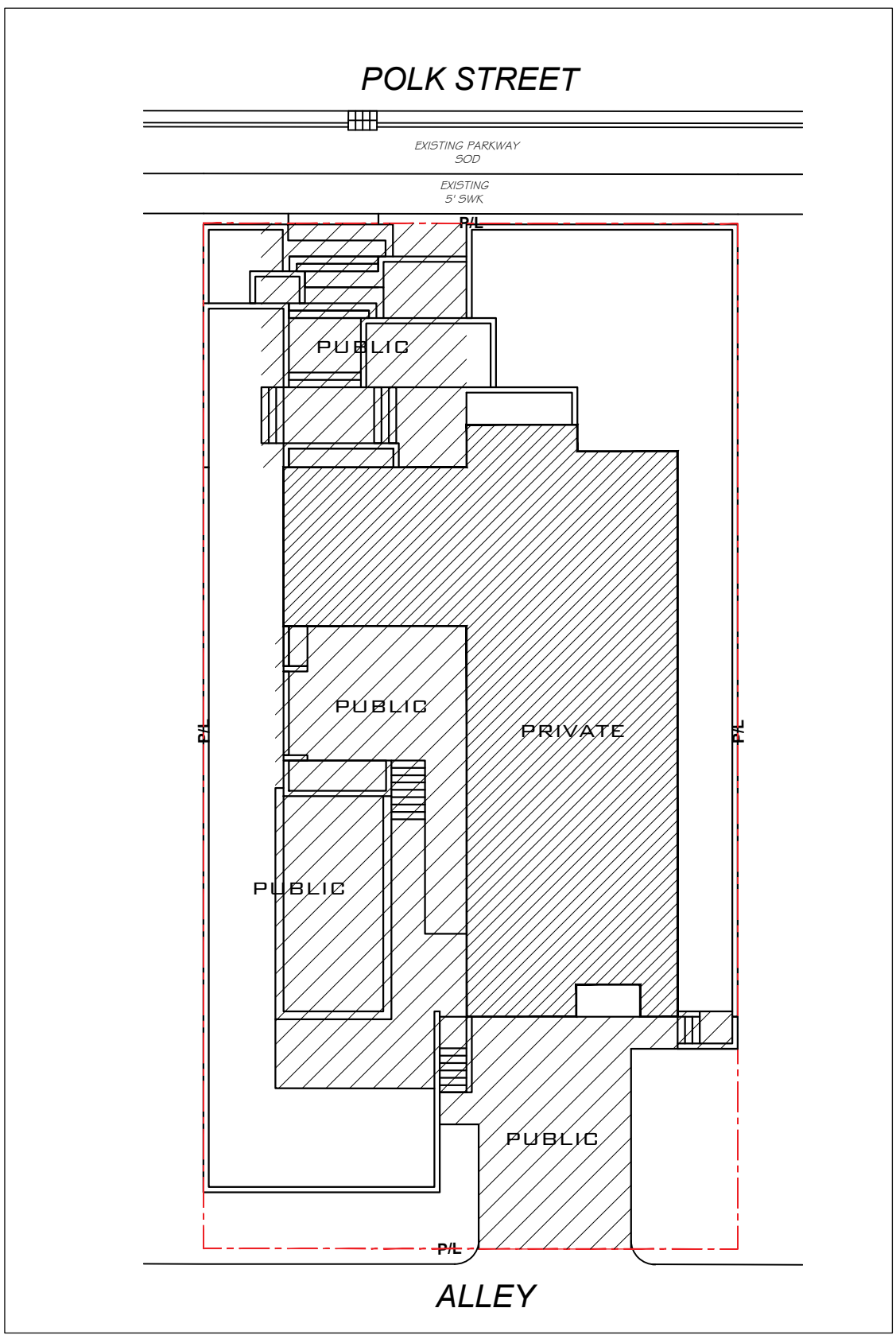
CONTEXT PLAN

- Building Orientation

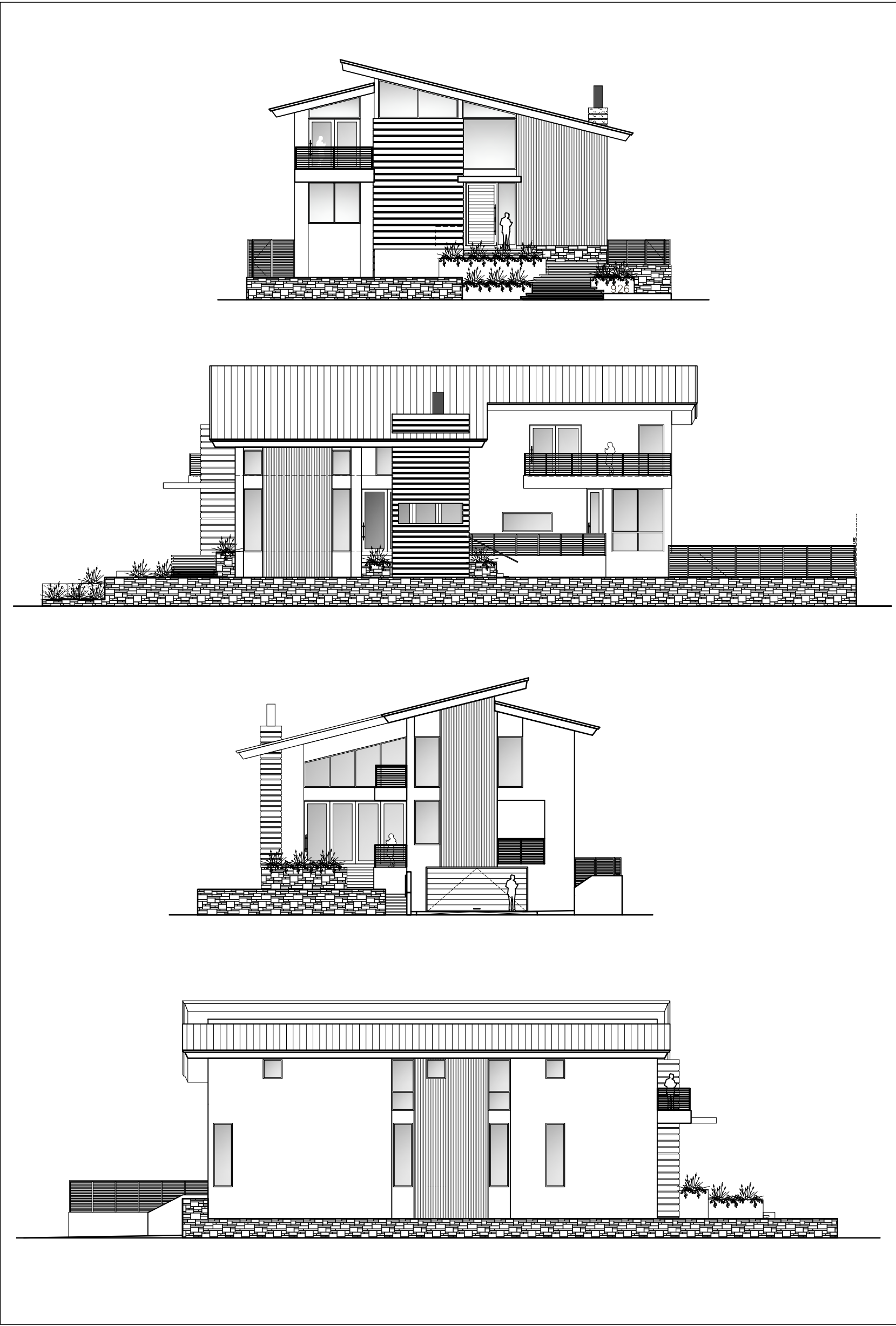
- Front widths should correspond to adjacent building widths.
- Main entrance oriented to the street.
- Long axis perpendicular to the street on narrow lots.
- Site coverage similar to adjacent lots.
- Provide proper site and roof drainage so as to not drain toward building.
- Survey the building site prior to the beginning of new work, so that damage to, or destruction of, important landscape features or archaeological resources does not occur.

- Building Setbacks

- Partial facades should be recessed from existing setback.
- Maintain the building to lot proportions.
- Principal dwelling centered on the lot.



PUBLIC/PRIVATE



RHYTHM MASSING, WINDOWS

5. Special Design Considerations

- Parking/Alleyways

- Use of existing alleyways to provide access to buildings.
- Provide compatible street landscaped areas that may accommodate pedestrian as well as vehicular traffic.
- Limit parking to the rear or side of buildings, unless it was historically located in other areas.
- Construction of new curb cuts and street side driveways only in areas where they existed historically.
- Limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods.
- Use of on-street parking as an alternative.

- Paving Material

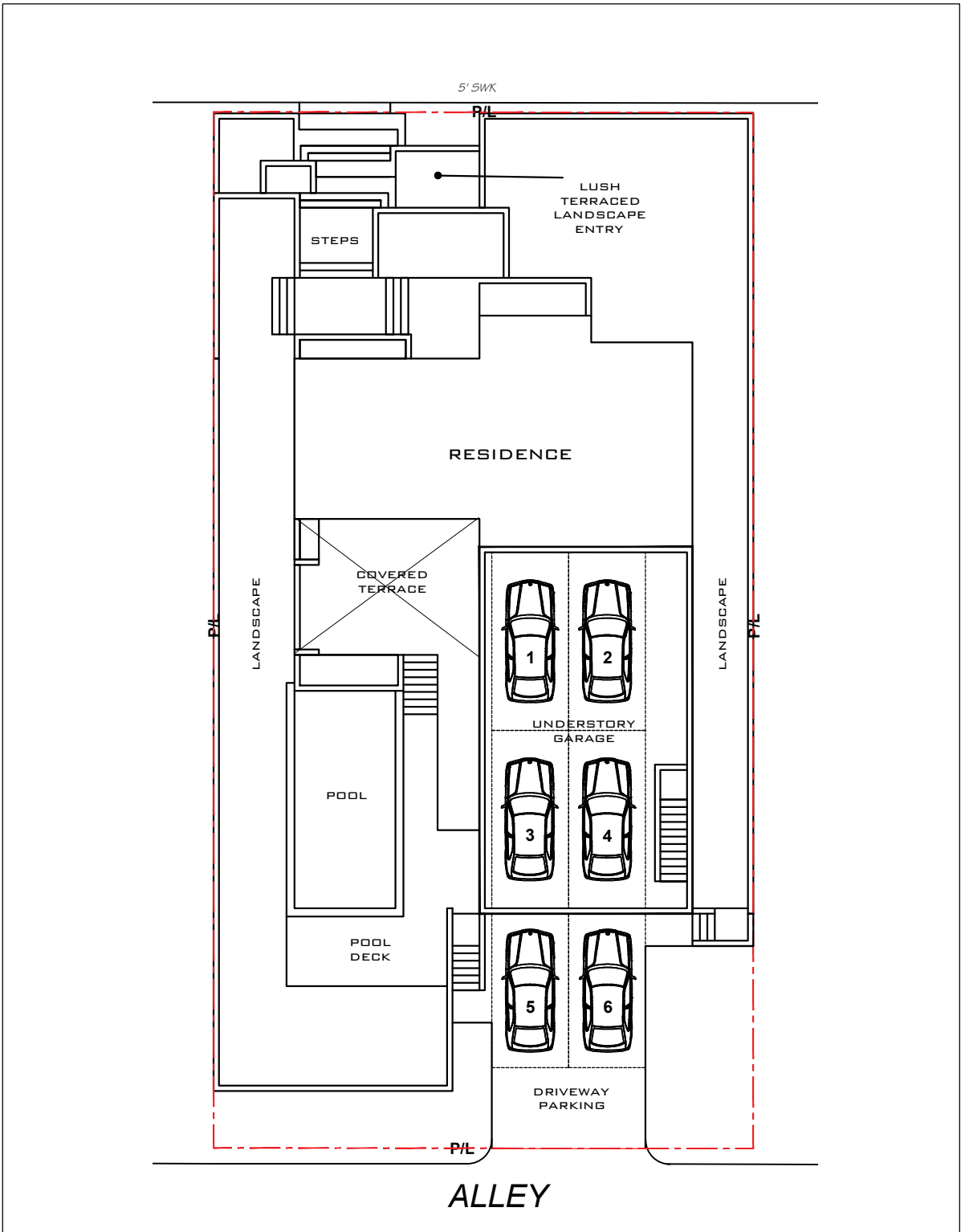
- Materials which maximize green areas such as permeable pavers (i.e.. grass pavers)
- Utilize grass areas to maximize percolation areas.
- Materials should be limited in use as they relate to impervious surfaces

- Accessory Structures

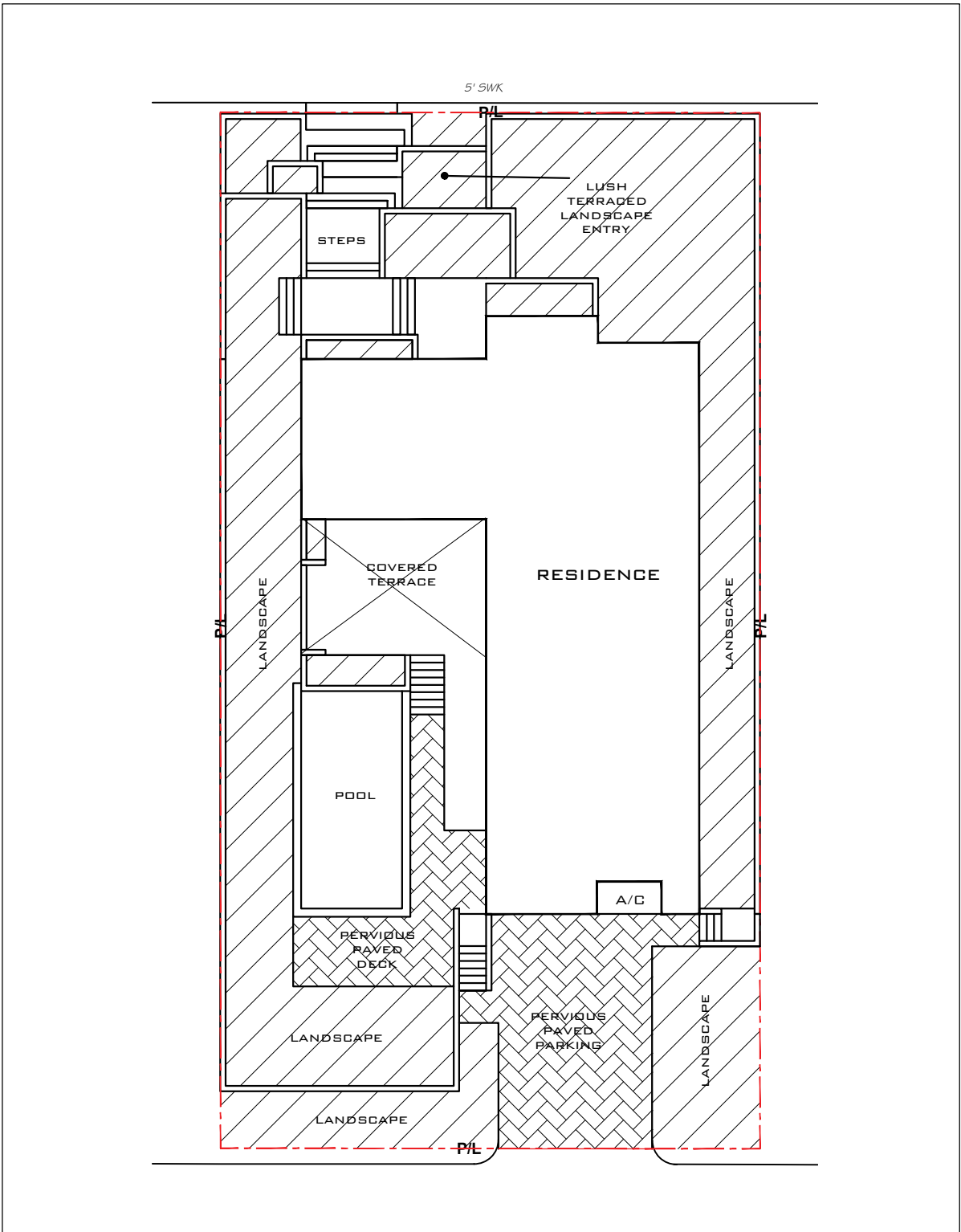
- Detached garages generally located to the side or rear yard of the property.
- One-story structures.
- Simple design that does not detract from the original structure.
- Handicap accessible.

- Fences/Walls

- Fences and walls should maintain the visibility of the structure.
- Maximum height of fence or wall should be four feet in the front and six feet in the rear.



PARKING/ VEHICLE ACCESS



PAVING & LANDSCAPE

- Landscaping

- The landscaping should utilize swales and storm drains to carry water away from structures, thus promoting positive drainage to sewer systems.
- Protect and maintain mature trees and plantings.
- Provide landscape features that define boundaries.

- Hurricane Preparedness for Historic Structures

- Structures and impervious surfaces have Hazard Mitigation factors incorporated in the application for new construction and new additions.
- Use of hurricane impact windows
- Provide drainage from structures and maintain water on own property.

- Mechanical Systems

- Mechanical systems should be properly screened and in the most inconspicuous location.
- Interior mechanical chaseways for the High-Volume Air Conditioning (HVAC) ductwork

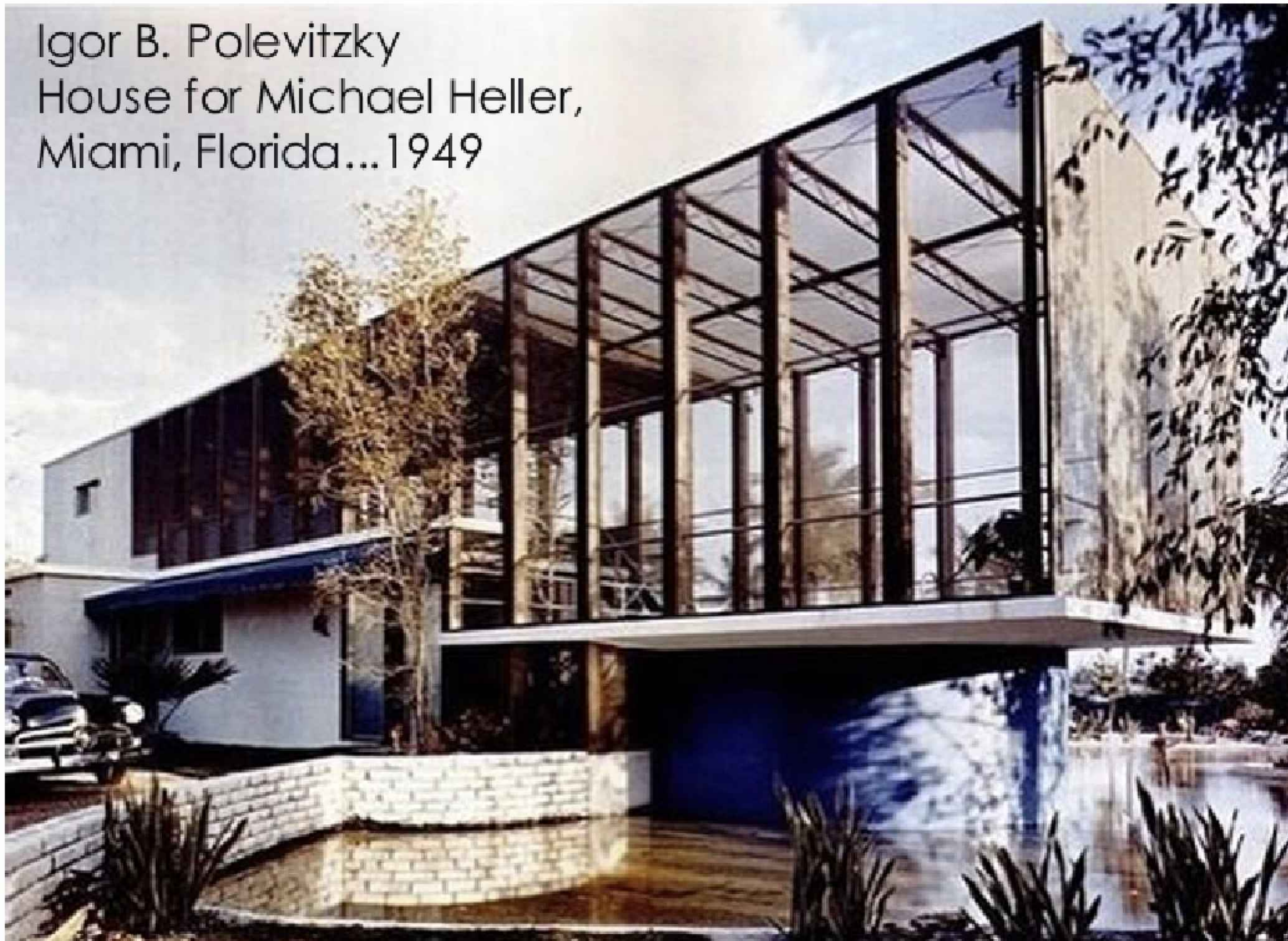
ARCHITECTURAL STYLE INSPIRATION

1949 - The Charles Roman Residence, 5261 NE 5th Ave Miami FL. "Jetson House"



South Florida
Mid Century

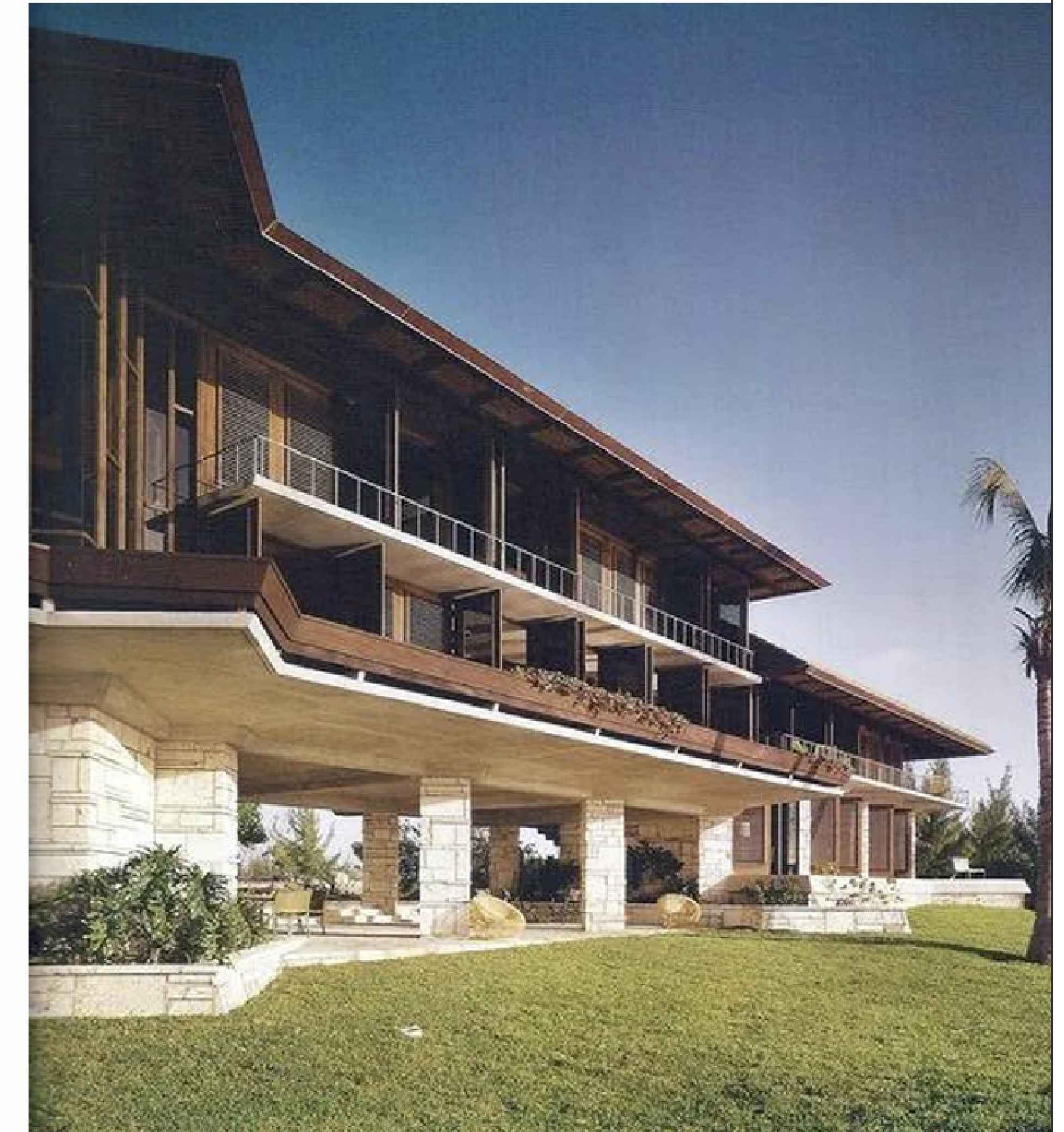
Igor B. Polevitzky
House for Michael Heller,
Miami, Florida...1949



Alfred Browning
Parker - Coconut
Grove FL



Alfred Browning
Parker's Personal
home built 1964,
Coral Gables FL



ARCHITECTURAL STYLE INSPIRATION



Hollywood FL Mid Century

Notable Residential Examples (Designed by Charles Reed Jr.)

The following are private residences located in Hollywood, FL, which are considered prime examples of Reed's unique interpretation of Mid-Century Modern architecture:

- **The Gahstrom House**

- (built 1952)

- **The Heiden House**

- **The Jaffe-Garrett House**

- **The Simon House**

- [The Ritchie House](#)

- [The String House](#)

- (1959, located at 4210 Garfield Street)

- [The Hulmes House](#)

- (1960, located at 4020 Buchanan Street)

- **The Brill House**

- (1959, located at 2915 Arthur Street)

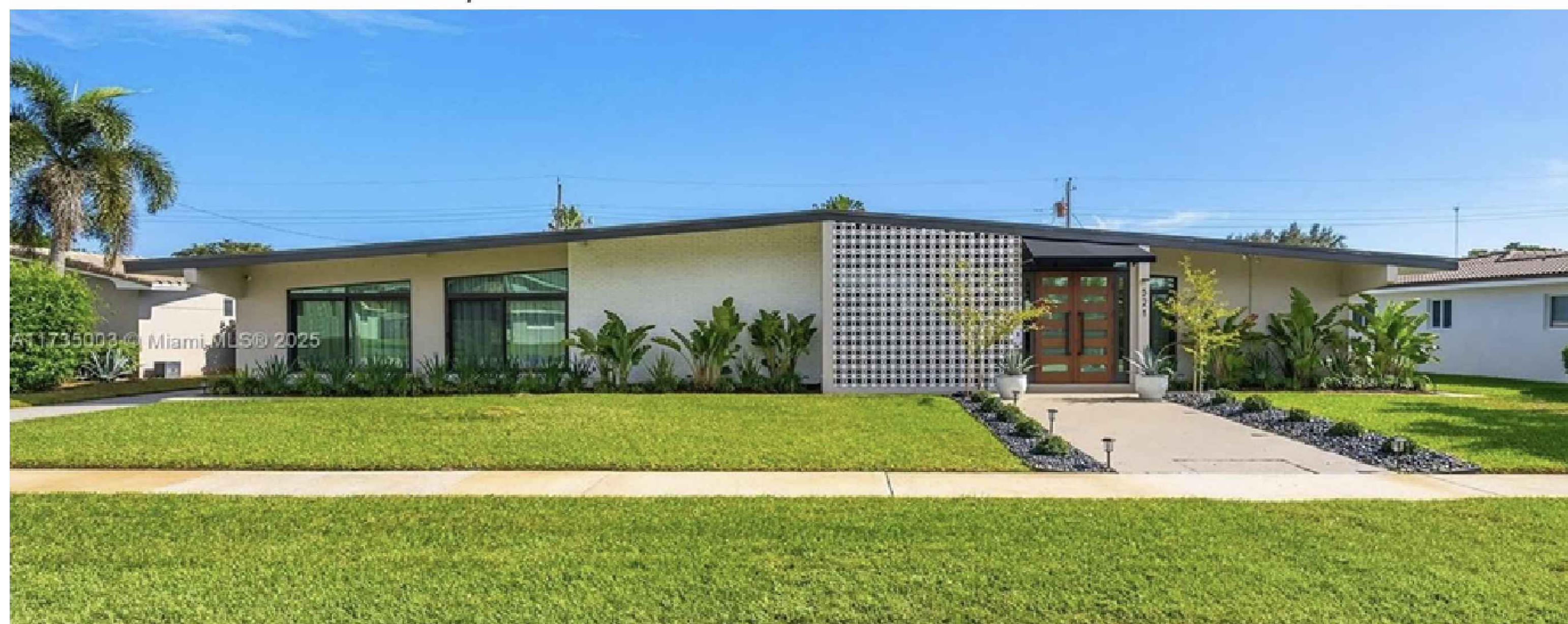
- **The Wicker House**

- **The Lawson House**

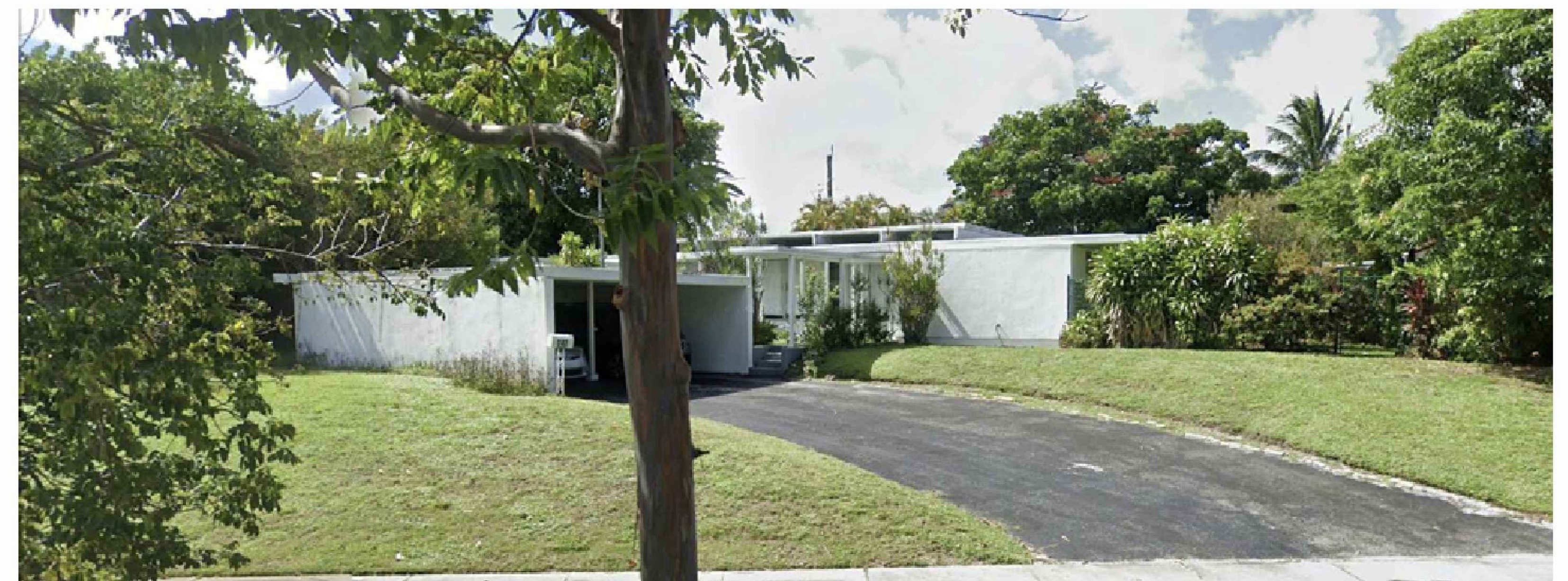
- (1961, located at 742 North Rainbow Drive)



1205 Adams St. Hollywood



521 N Highland Dr, Hollywood, FL 33021



1020 S Southlake Dr, Hollywood, FL 33019

Hollywood FL Mid Century



These Mid-Century Modern buildings have butterfly roofs that appear "folded" at their center. The projecting roof eaves provide shading for the wrapping corner windows.



This is one of a group of Mid-Century Modern, 2-story, flat-roofed apartment buildings, each with a second floor balcony covered by the main roof, supported by narrow, angled "beanpoles".

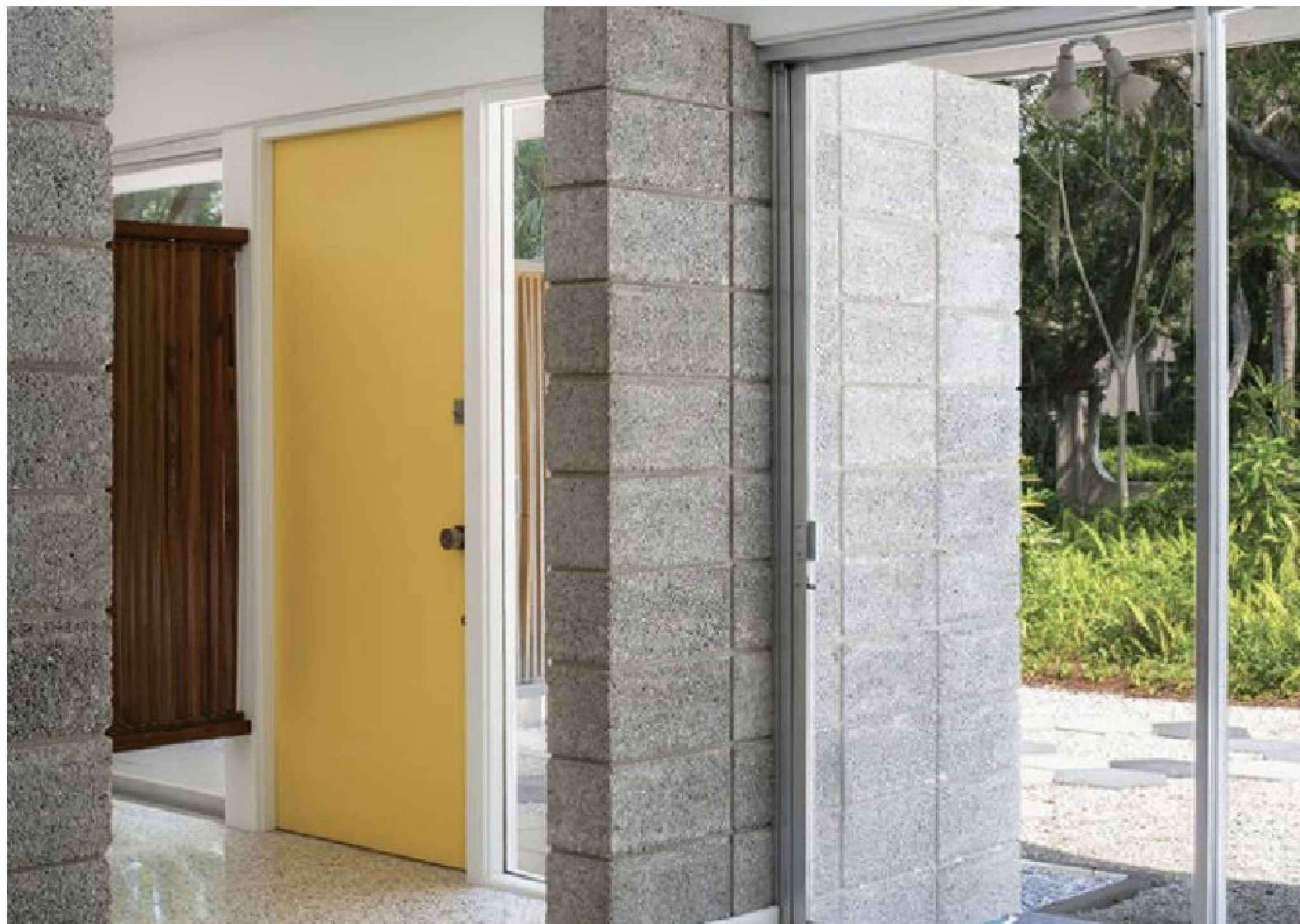


This Mid-Century Modern home has a shed roof, and asymmetrical facade and an attached, projecting, flat roof car port supported by narrow columns.

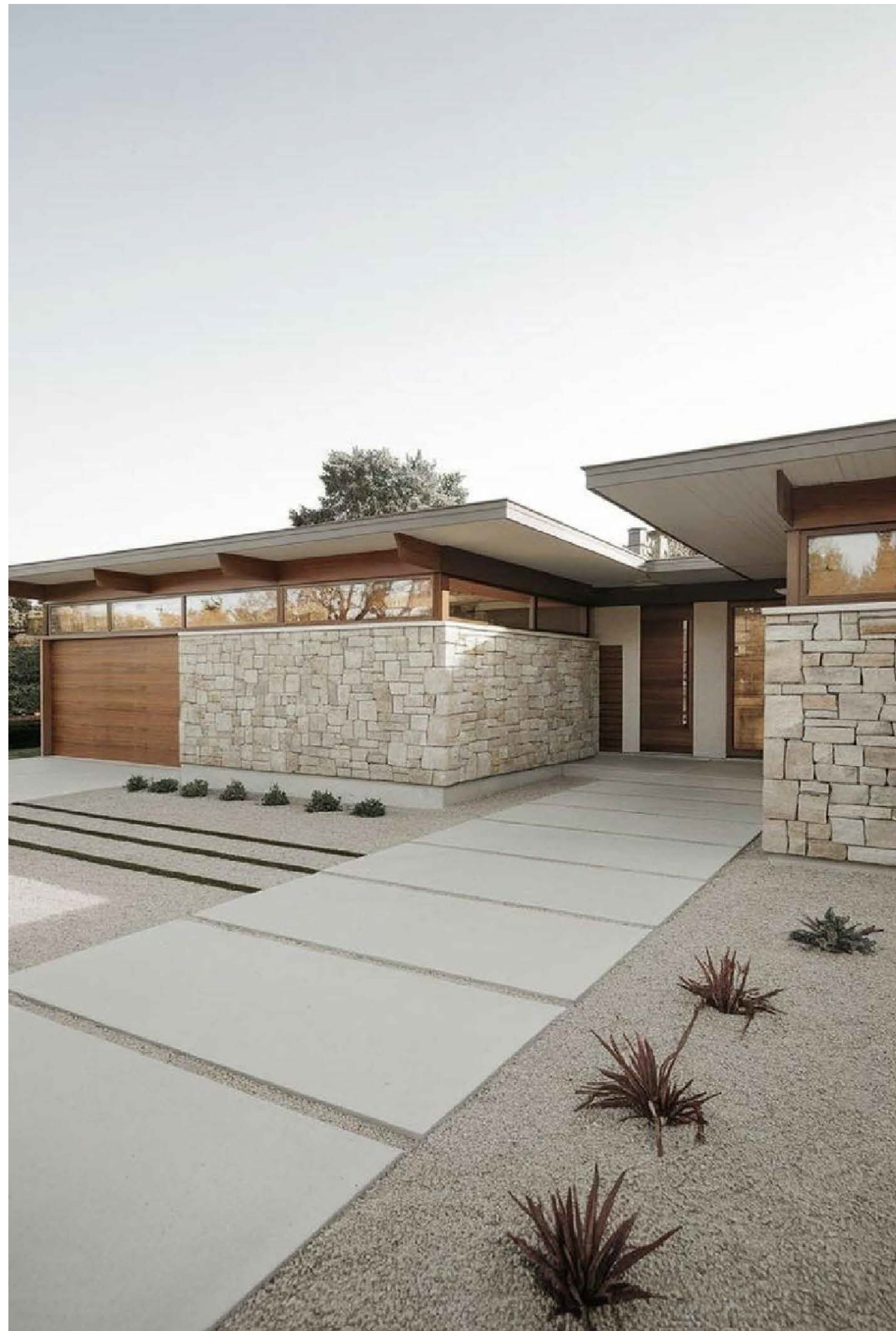


The dramatic shed roof of this Mid-Century Modern residence is an important character-defining feature that should be maintained if alterations are considered.

Henry End, Miami Shores FL







Payment page

Thank you for your payment

Reference number AN0A6B944192

Amount 682.00

Roy, you have successfully completed your payment. A confirmation email will be sent to roy1reggev@gmail.com.

City of Hollywood Planning and Urban Design

[Return to Online Payment Center](#)

Bill-to-address

Roy Reggev
915 MIDDLE RIVER DRIVE SUITE 518
FORT LAUDERDALE, FL 33304
US

Please print this receipt for your records.

This Instrument Prepared by:
Vivian Dyer
Zendegui Law Group P.A.
1111 Kane Concourse
Suite 310
Bay Harbor Islands, FL 33154
(305) 579-3333

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: ET926
Parcel ID: 51-42-14-02-2800

Warranty Deed

This Warranty Deed made this 5th day of December, 2025 between Daniel D. Reynolds and Anne Michelle Loos, husband and wife whose post office address is 926 Polk Street, Hollywood, FL 33019, grantor, and 926 Polk St LLC, a Florida Limited Liability Company, whose post office address is: 915 Middle River Drive, Suite 518, Fort Lauderdale, FL 33304, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Broward County, Florida, to-wit:

The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

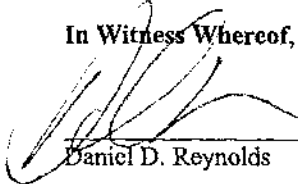
Parcel Identification Number: 51-42-14-02-2800

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

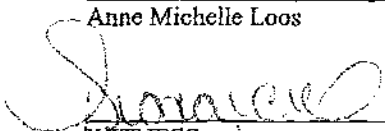
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2025.

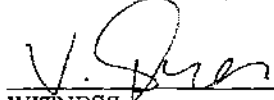
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Daniel D. Reynolds

Anne Michelle Loos


WITNESS
PRINT NAME: Diana Chavez

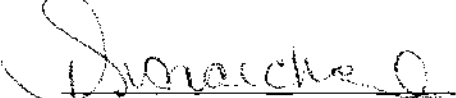
8145 24th Avenue
Dunedin FL 34117
WITNESS 1 ADDRESS

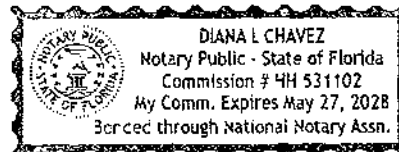

WITNESS
PRINT NAME: Vivian Dyer

1111 Kane Concourse #310
Bay Harbor, FL 33154
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2025, by Daniel D. Reynolds and Anne Michelle Loos, ☐ who is/are personally known to me or ☒ who has/have produced DL License as identification.


Signature of Notary Public
Diana Chavez
Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Natalie Osipov
Witness One Signature
Natalie Osipov
Witness One Printed Name:
6431 111th Way,
Siminole FL 33442
Witness One Address

Anne Michelle Loos
Anne Michelle Loos
David Thompson
Witness Two Signature
David Thompson
Witness Two Printed Name:
875 32nd Ave S Apt 3208
St. Petersburg, FL 33706
Witness Two Address

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2025, by Anne Michelle Loos, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Natalie Osipov
Signature of Notary Public
Natalie Osipov
Print, Type/Stamp Name of Notary

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.



4 permits were found for
926 POLK ST

View	<u>Process</u> #	<u>Permit #</u>	<u>Description</u>	<u>Appl.</u> Date	<u>Permit</u> Date
<u>Details</u>		B18-104517	WINDOW &/OR DOOR REPLACEMENT	6/6/2018	10/19/2018
<u>Details</u>		B14-102271	REROOF - COMPOSITION SHINGLES	5/12/2014	5/19/2014
<u>Details</u>		M11-100822	A/C CENTRAL (REPLACEMENT)	7/12/2011	8/10/2011
<u>Details</u>		B9107123	RE-ROOF-COMPOSITION SHINGLE		10/29/1991

#920.

#926.

#932.

POLK St.

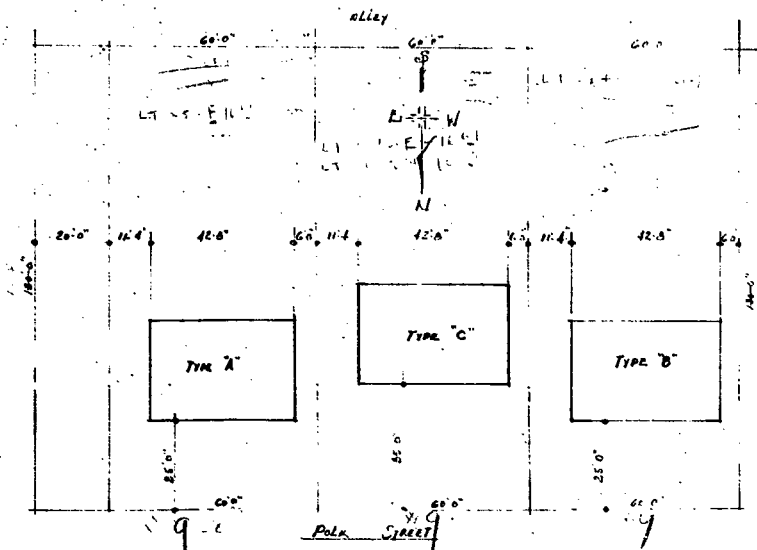
FOUNDATION	10-10.50 10-17.50	10-24.50	10-26.50
BEAM	11-3.50	11-2-50+1.8.50	11-1-50
1st Rough Dig	10-30.50	10-30.50	10-20.50
2nd Rough Dig			
Final Plumbing	2-1-51	3-16.51	3-16.51
Rough Electric	12-1-50	12-20-50	12-14-50
Final Electric	2-2-51	3-15-51	3-15-51

TEMP. JKR. 10-10-50

See 89-1600-
of AR-2-6.

Q. ✓

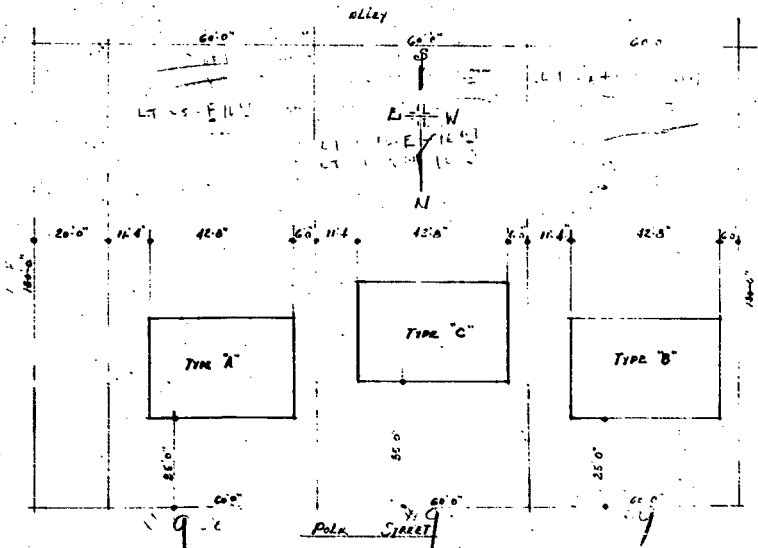
Q. ✓



PLOT PLAN

Scale: 1" = 20'-0"

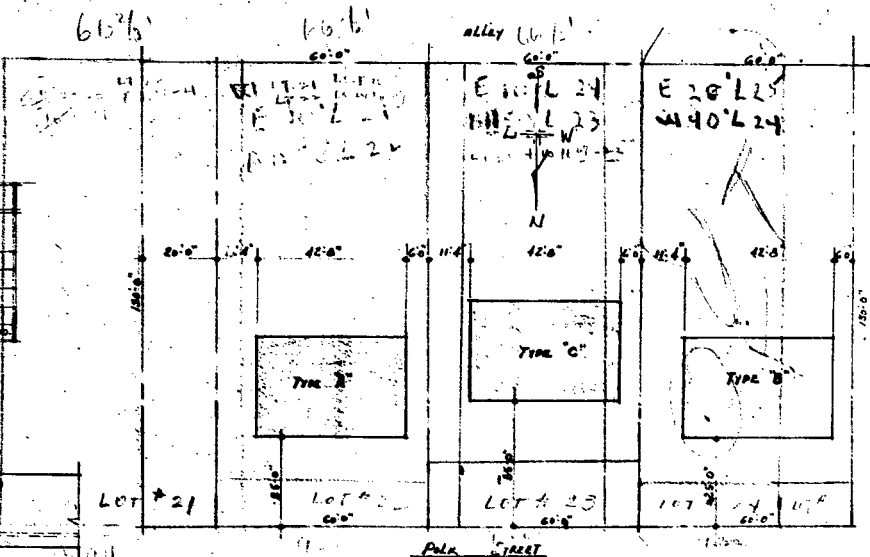
LOTS 25, 26, 27 & 28 L.B. 64
 HOLLYWOOD LAKES SECTION
 HOLLYWOOD FL. 154.



PLOT PLAN

Scale: 1" = 20'-0"

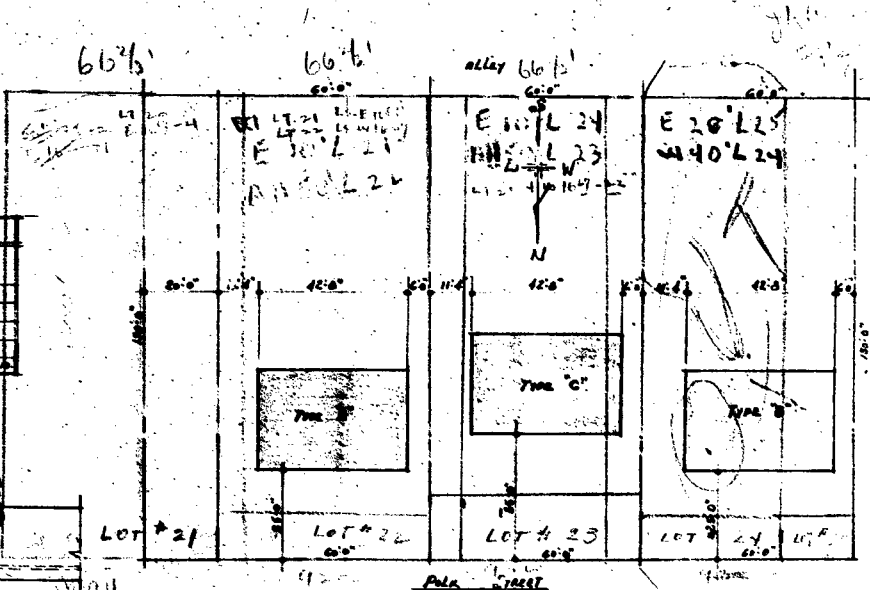
Lots 25, 26, 27 & 28 L&L 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD FLA. 104.



Plot Plan

Scale. 1" = 20' 0"

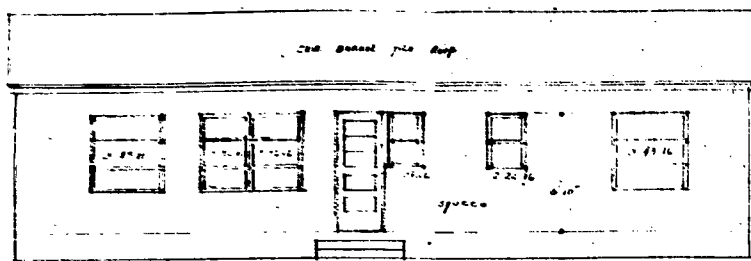
LOTS 21, 22, 23 & 24 BLK. 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD, FLORIDA.



Plot Plan

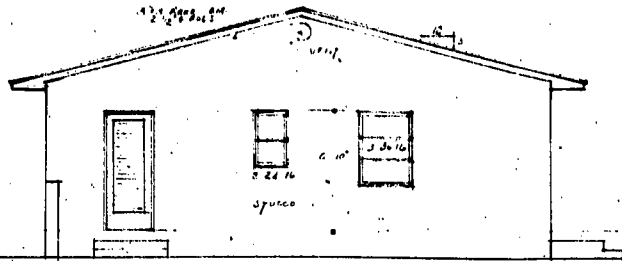
Scale. 1"=20'0"

LOTS 21, 22, 23 & ~~24~~ BLK. 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD, FLORIDA.



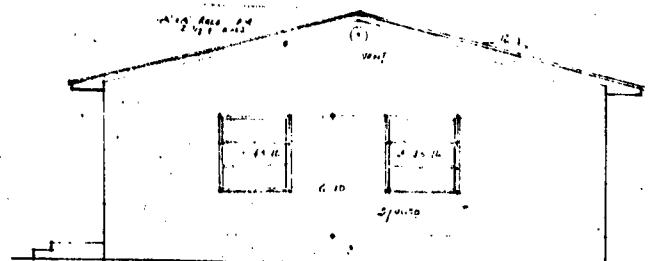
REAR ELEVATION

Scale 1/4" = 1'-0"



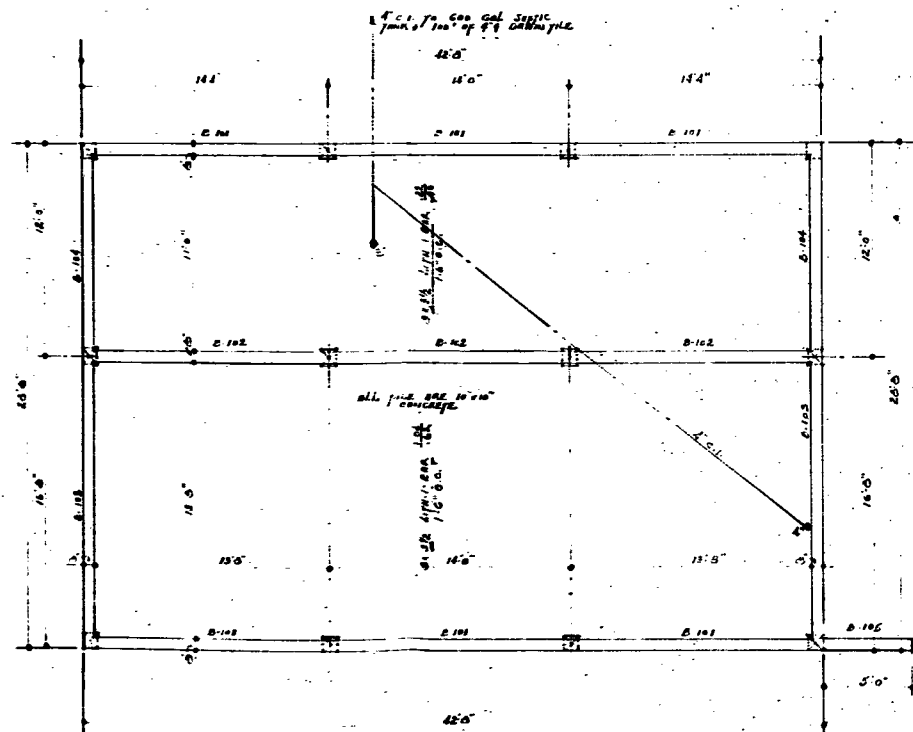
RIGHT SIDE ELEVATION

Scale 1/4" = 1'-0"



LEFT SIDE ELEVATION

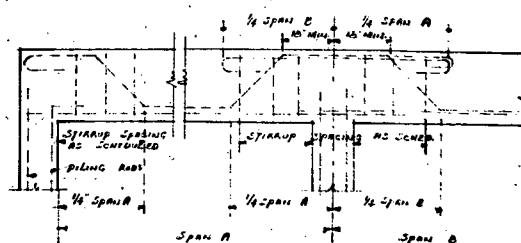
Scale 1/4" = 1'-0"



FOUNDATION & PILING PLAN

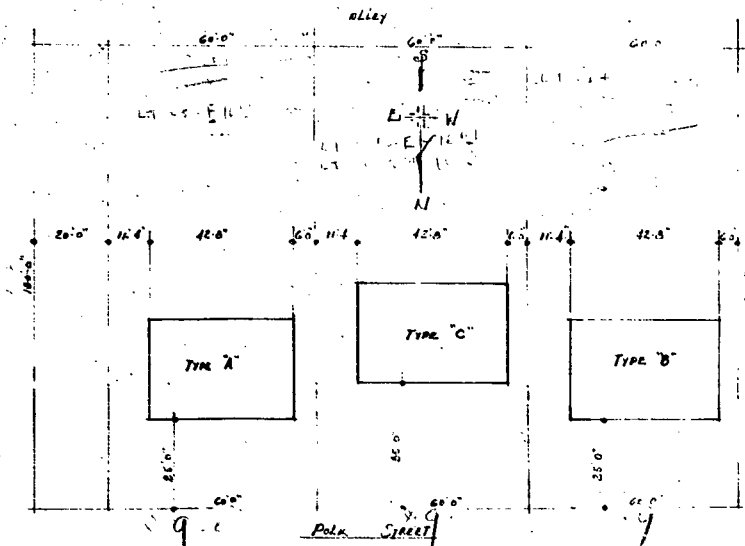
Scale 1/4" = 1'-0"

BEAM SCHEDULE					
CONCRETE MARK.	SIZE	REINFORCEMENT		STIRRUPS	REMARKS
B-101	8x21	1"	1"	3/8"	7, 10, 15, 18
B-102	8x21	3/4"	3/4"	3/8"	5, 12, 12
B-103	8x24	3/4"	3/4"	3/8"	
B-104	8x24	3/4"	3/4"	3/8"	6, 9, 12
B-105	8x21	1"	1"	3/8"	EXT. END OF 1' C.C. 1' END OF END



TYPICAL BENDING DETAIL

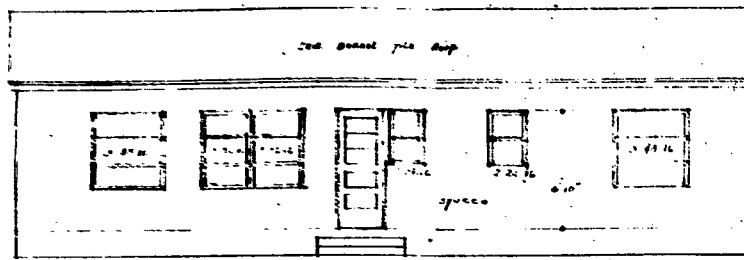
Scale 1/2" = 1'-0"



PLOT PLAN

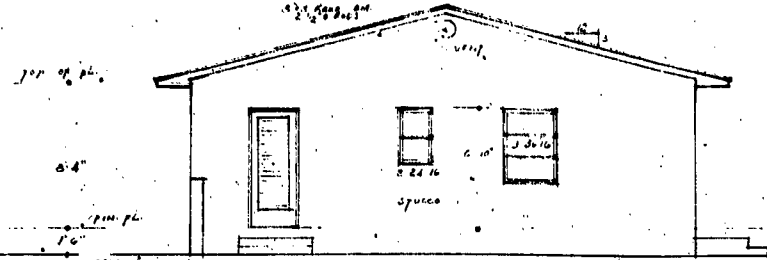
Scale: 1" = 20'-0"

Lot 25, 26, 27 & 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



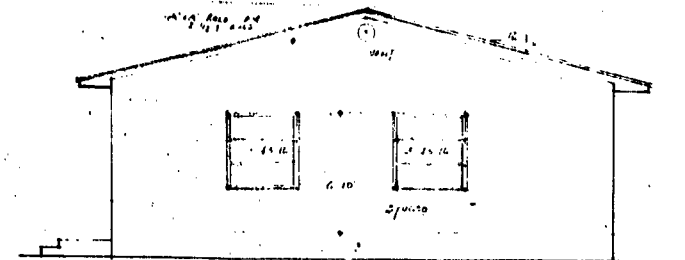
REAR ELEVATION

Scale 1/4" = 1'-0"



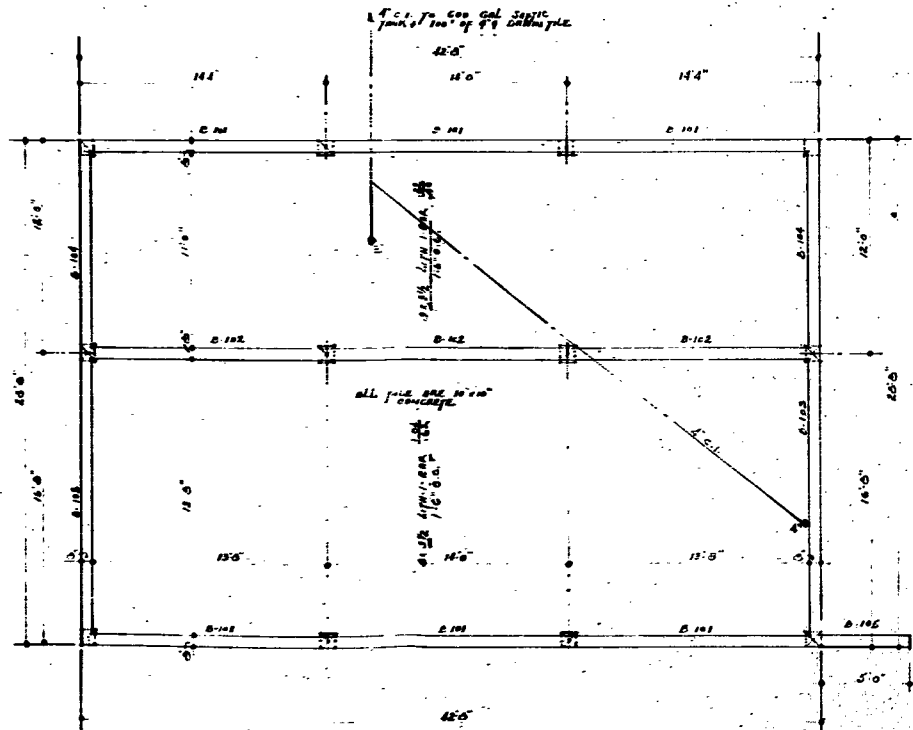
RIGHT SIDE ELEVATION

Scale 1/4" = 1'-0"



LEFT SIDE ELEVATION

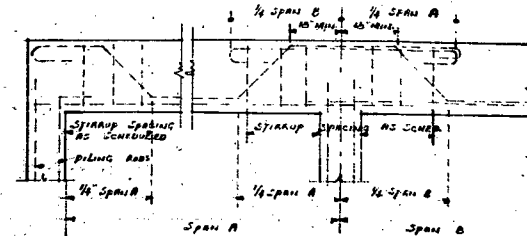
Scale 1/4" = 1'-0"



FOUNDATION & PILING PLAN

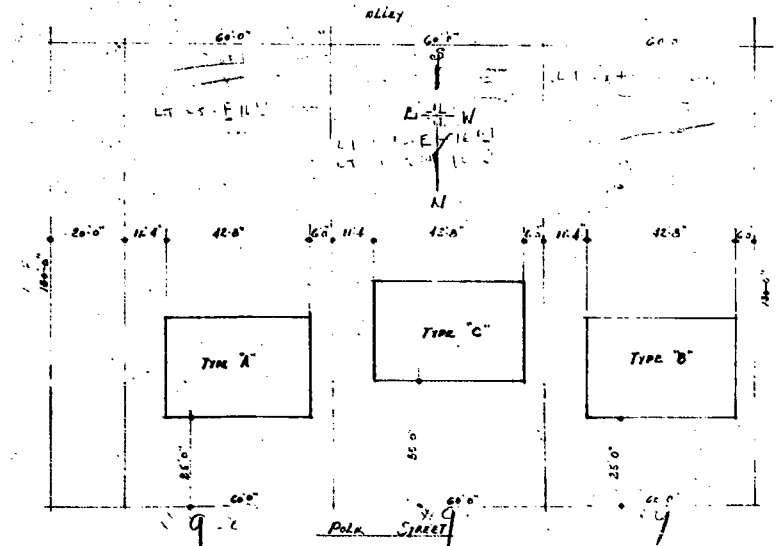
Scale 1/4" = 1'-0"

BEAM SCHEDULE					
CONCRETE MARK.	SIZE	SY.	BT.	STIRRUPS	REMARKS
B-101	8x21	1' 9"	1' 9"	3/4" 9, 12, 15, 18	
B-102	8x21	3/4"	3/4"	3/4" 9, 12, 15, 18	
B-103	8x21	3/4"	3/4"	3/4" 9, 12, 15, 18	
B-104	8x21	3/4"	3/4"	3/4" 9, 12, 15, 18	
B-105	8x21	1' 9"	1' 9"	3/4" 9, 12, 15, 18	



TYPICAL BENDING DETAIL

Scale 1/4" = 1'-0"

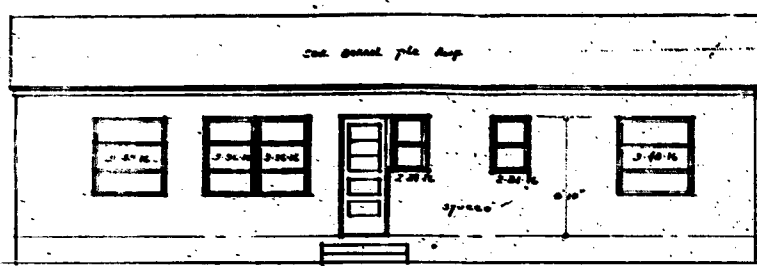


PLOT PLAN

Scale 1" = 20' 0"

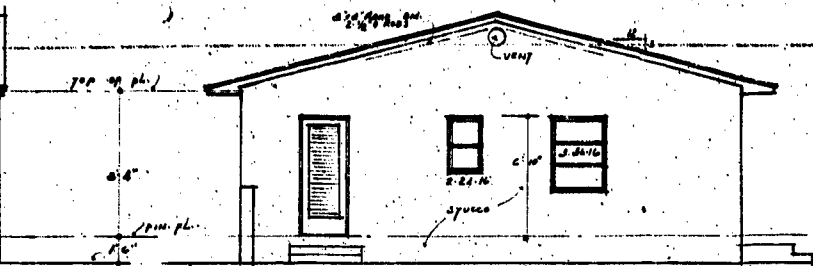
Lot 25, 26, 27 & 28 L&A 64
Hollywood Lakes Section
Hollywood Florida

COMM. No.	RESIDENCE FOR
5120	LENNY WEST
DATE, 20-11-54	HOLLYWOOD FLORIDA
SHEET No.	1
OF 100	



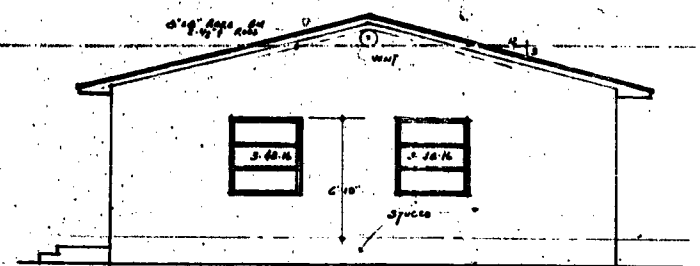
REAR ELEVATION

Scale: 1/4" = 1'-0"



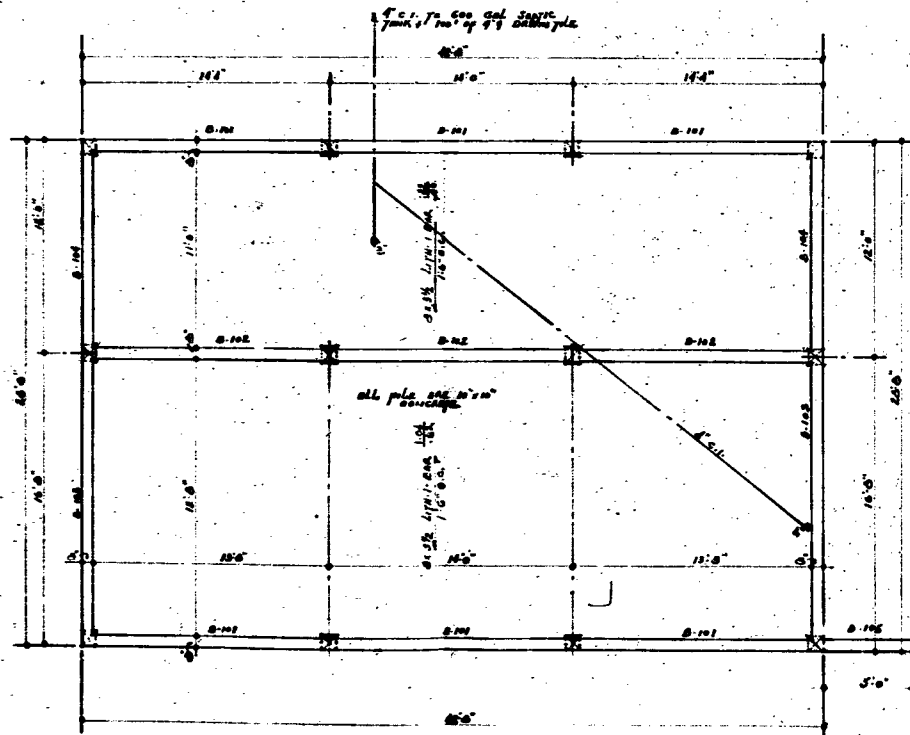
RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION

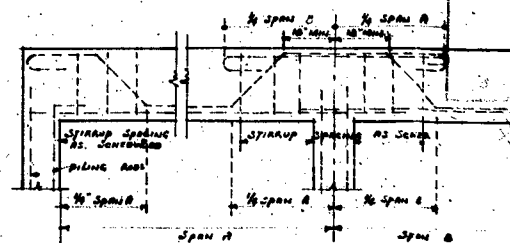
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FOUNDATION & PILING PLAN

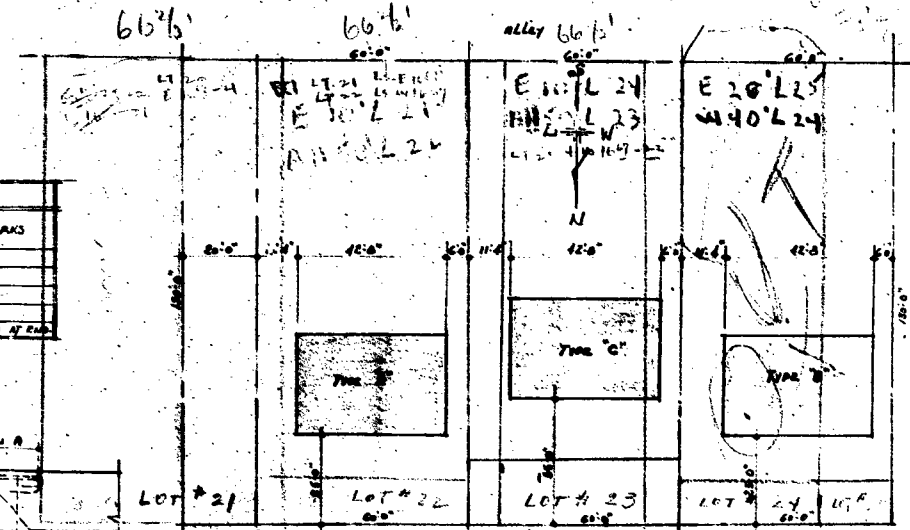
Scale: 1/4" = 1'-0"

BEAM SCHEDULE				
CONCRETE	REINFORCEMENT		STIRRUPS	REMARKS
MARK.	SIZE	SP.	BT.	
B-101	8" x 24"	1'-4"	3/4"	9, 10, 11, 12
B-102	8" x 24"	1'-4"	3/4"	8, 12, 13
B-103	8" x 24"	1'-4"	3/4"	8, 12, 13
B-104	8" x 24"	1'-4"	3/4"	8, 12, 13
B-105	8" x 24"	1'-4"	3/4"	8, 12, 13



TYPICAL BENDING DETAIL

Scale: 1/4" = 1'-0"



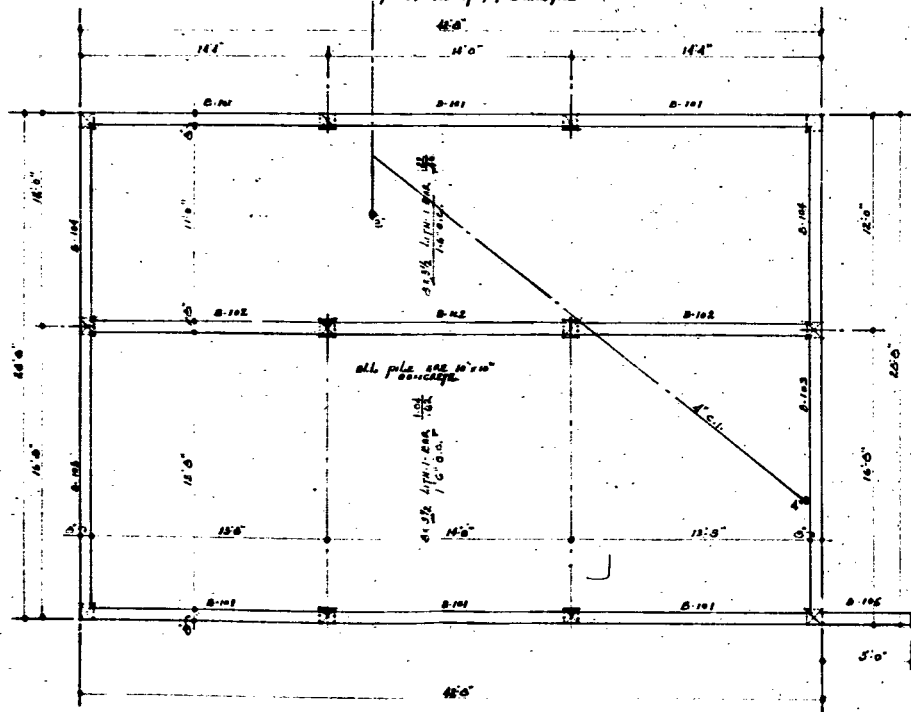
PLOT PLAN

Scale: 1" = 20'-0"

Lots 21, 22, 23 & 24 are all 64
Hollywood Lakes Section
Hollywood, Florida.

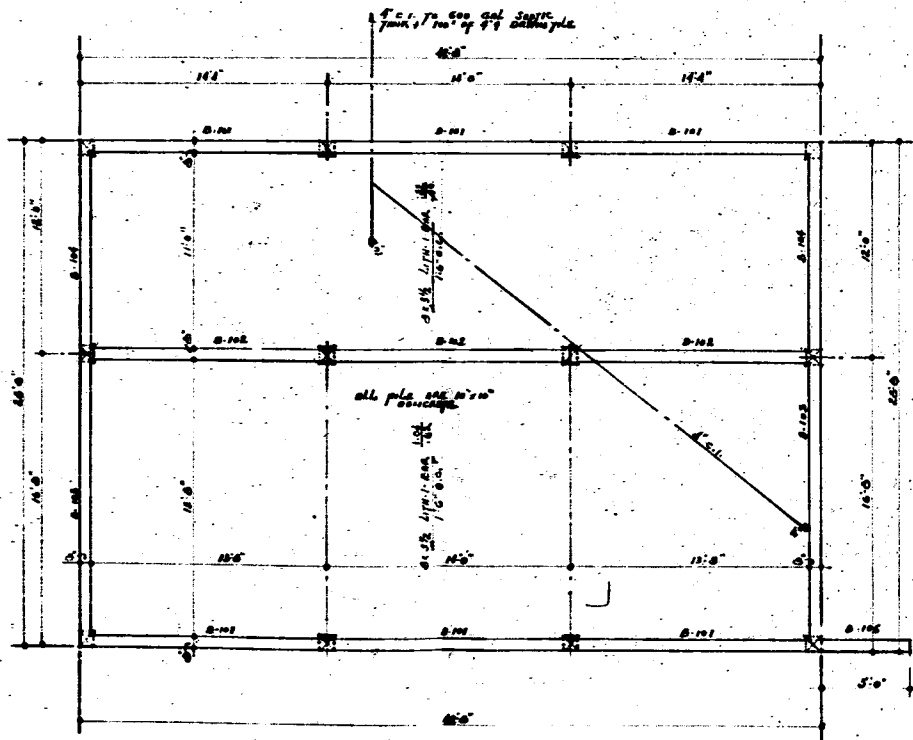
Comm. No.	RESIDENCE FOR
5120	JENNY KEST
Map 201114	HOLLYWOOD FLORIDA
Sheet No.	JENNIFER KEST
1	A R C H I T E C T
of two	

4" c.i. To 600 Gal Septic
Tank; 100' of 4" Drainage Pile.



FOUNDATION & PILING PLAN

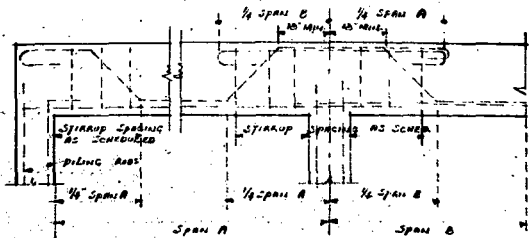
Scale 1/4" = 1'-0"



FOUNDATION & PILING PLAN

Scale 44" x 10"

BEAM SCHEDULE					
CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
NO.	SIZE	SY	BT		
B-101	B x 24	1"	1"	1/4" 9, 12, 13, 18	
B-102	B x 21	3/4"	3/4"	1/4" 8, 12, 12	
B-103	B x 24	3/8"	3/8"		
B-104	B x 24	3/4"	3/4"	3/8" 9, 12	
B-105	B x 24	1"	1"	BOTH ENDS AT TOP	9 NK'D AT END

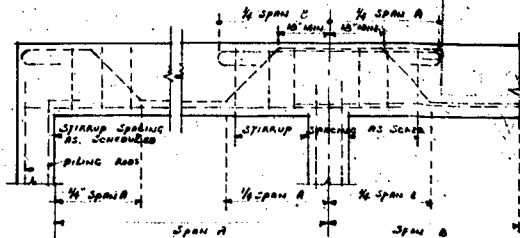


TYPICAL BENDING DETAIL

Scale 1/2" = 1'-0"

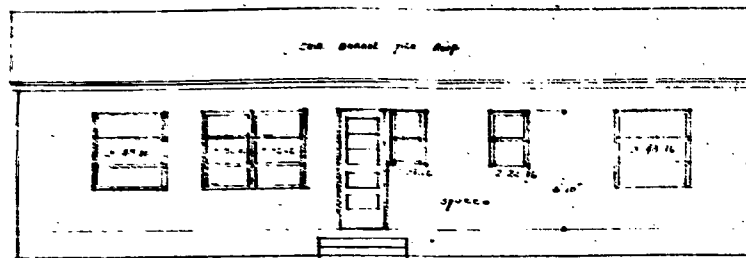
BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK	SIZE	ST.	BT.		
B-101	5x24	1"	1"	3/8" 9, 12, 15, 18	
B-102	5x21	3/4"	3/4"	3/8" 8, 12, 12	
B-103	5x24	3/8"	3/8"		
B-104	5x24	3/4"	3/4"	3/8" 6, 9, 12	
B-105	5x24	1"	1"	BOTH ENDS AT TOP & NRB AT END	



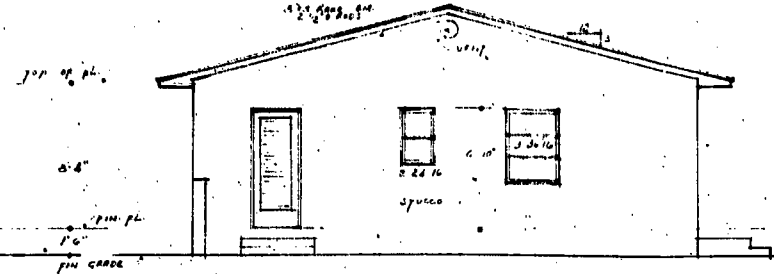
TYPICAL BENDING DETAIL

Scale 1/2" = 1'-0"



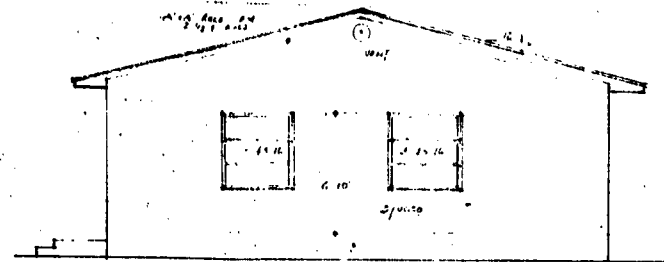
REAR ELEVATION

Scale 1/4" = 1'-0"



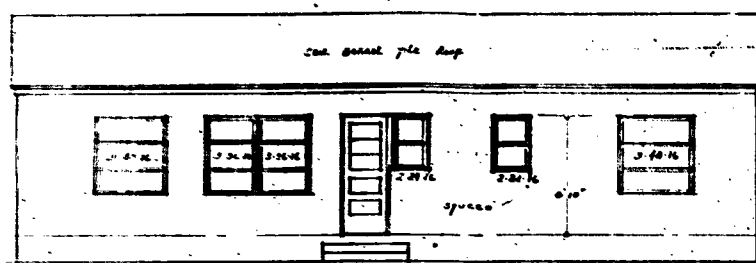
RIGHT SIDE ELEVATION

Scale 1/4" = 1'-0"



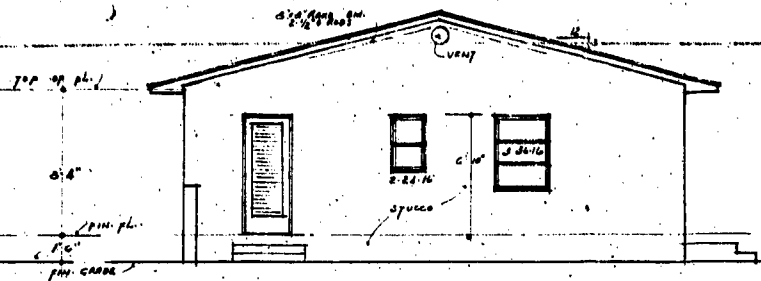
LEFT SIDE ELEVATION

Scale 1/4" = 1'-0"



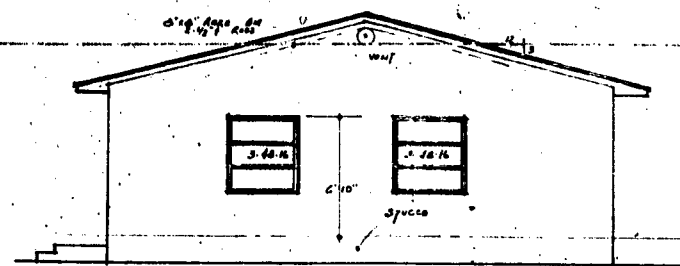
REAR ELEVATION

Scale: 1/4"=1'-0"



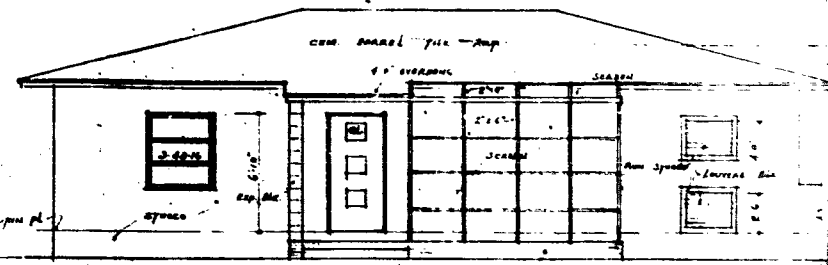
RIGHT SIDE ELEVATION

Scale: 1/4"=1'-0"



LEFT SIDE ELEVATION

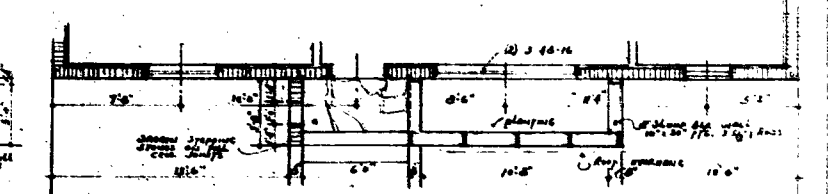
Scale: 1/4"=1'-0"



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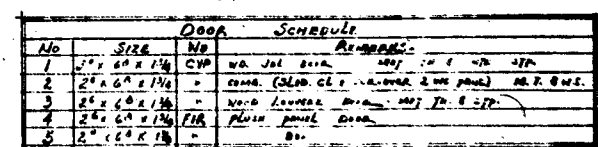
TYPE "B"

TYPE "C"

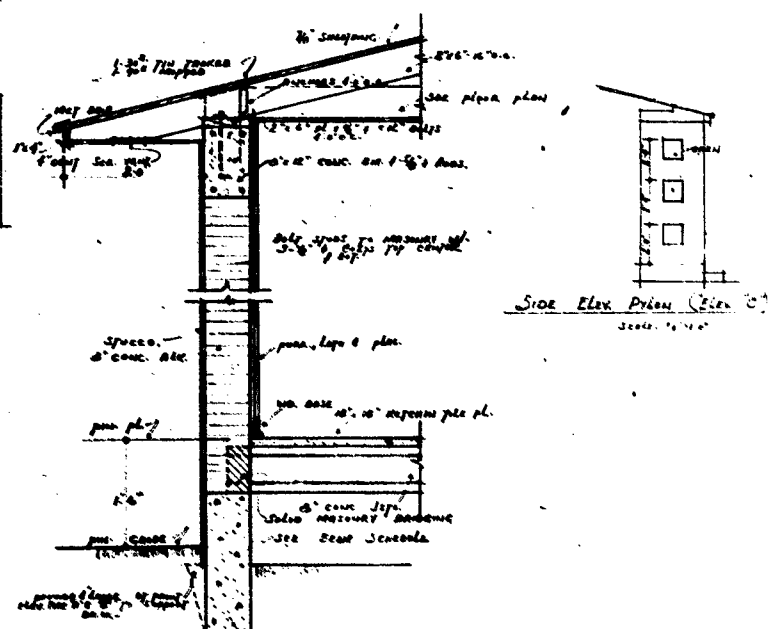


FRONT ELEVATIONS

Scale: $\frac{1}{4}'' = 1'-0''$



KITCHEN CABINETS

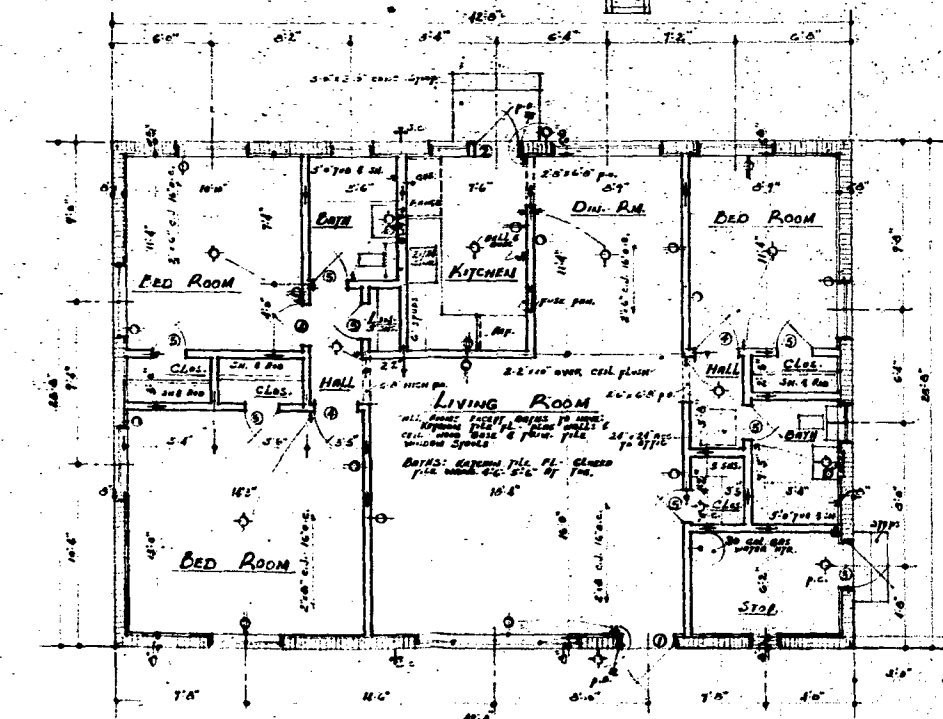
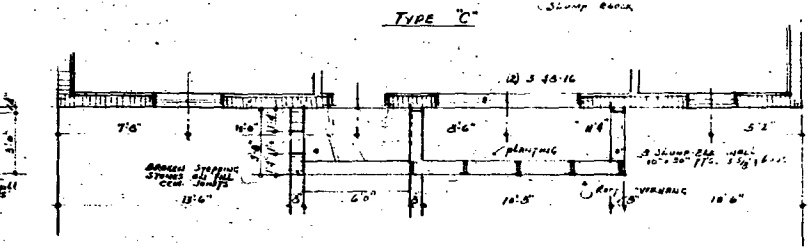
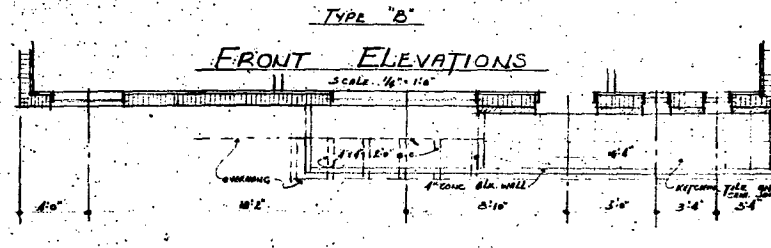
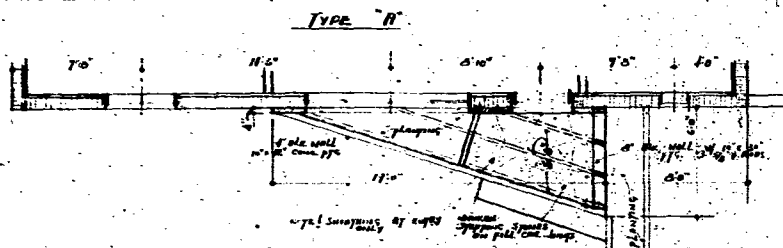
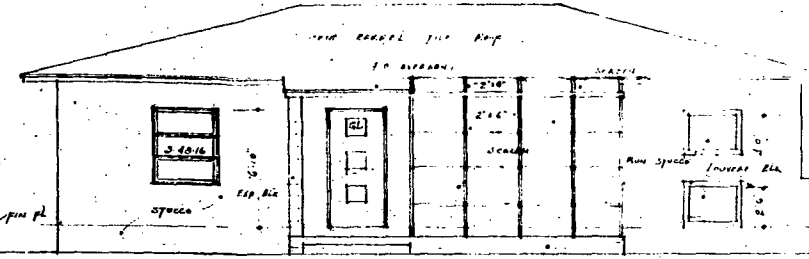
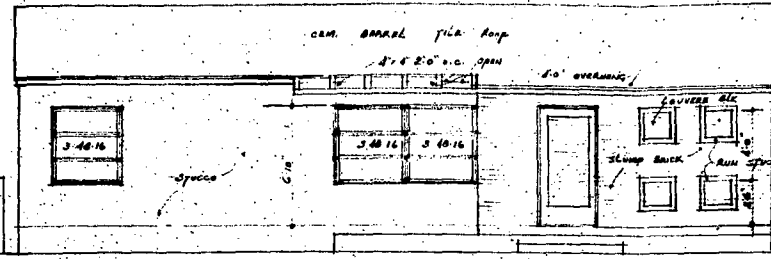
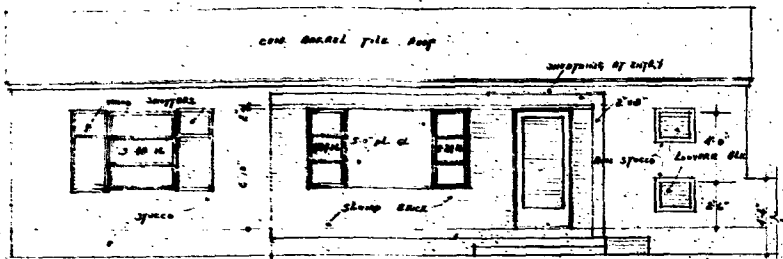


TYP. WALL SECTION

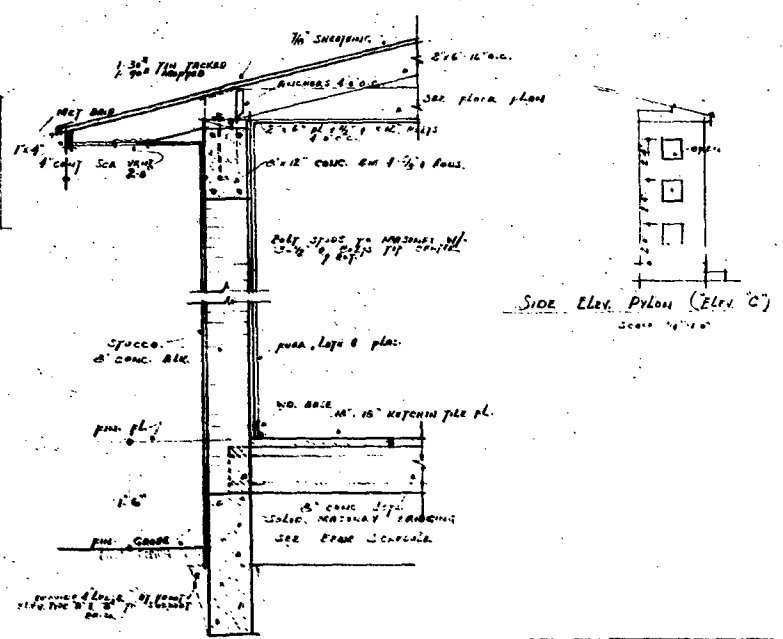
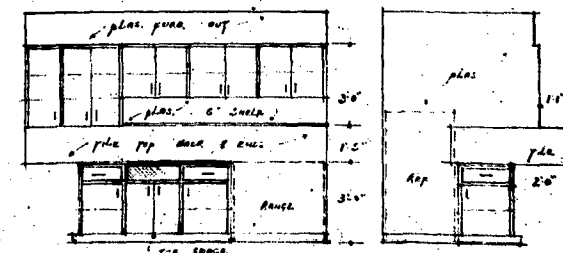
Scale 1/10'

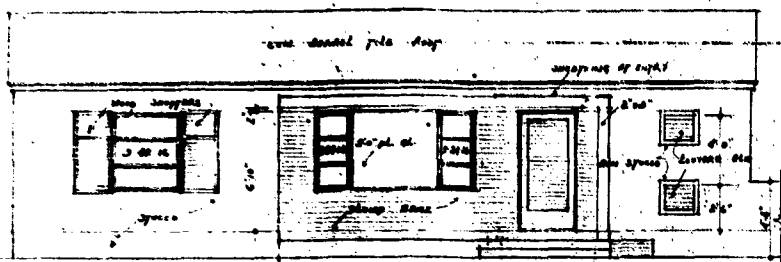
FLOOR PLAN

Send $\frac{1}{4}$ " dia

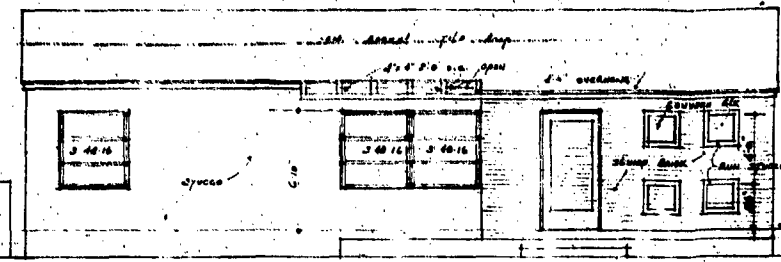


DOOR		SCHEDULE	
No	SIZE	No	REMARKS
1	3' x 6' 6" x 1 1/4"	CYP	W.D. JEL. ELM. MAY. FR. E. W. H. STP.
2	2' 6" x 6' 6" x 1 1/4"	"	CORR. (SLID. CL. COR. OVER. 2 NO. PAINTS) M.T. 3 W.S.
3	2' 6" x 6' 6" x 1 1/4"	"	WOOD LAMINATE DOOR - MAY. FR. E. STP.
4	2' 6" x 6' 6" x 1 1/4"	FIR	FLUSH PANEL DOOR
5	2' 6" x 6' 6" x 1 1/4"	"	DOOR

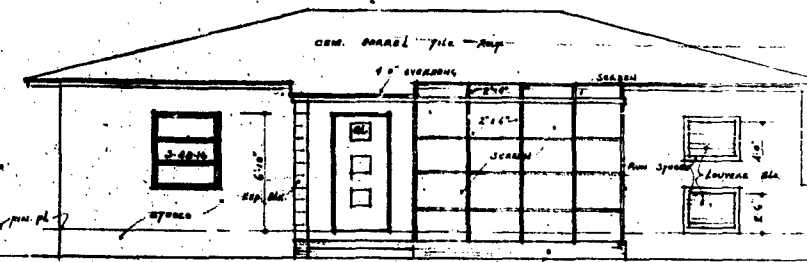




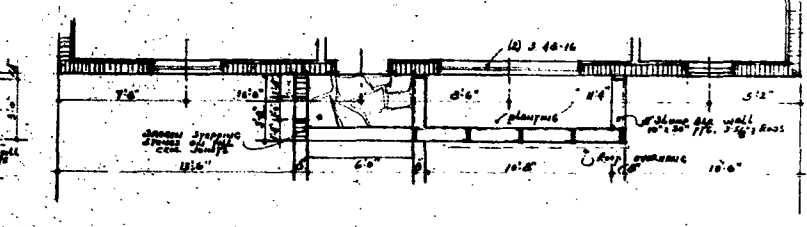
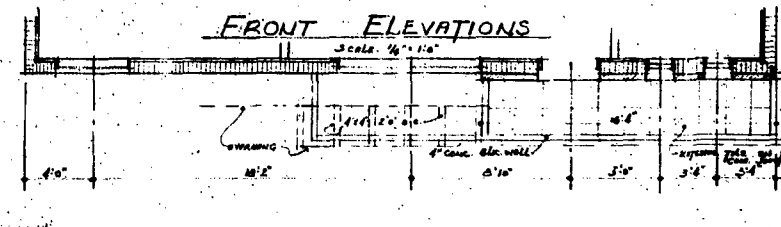
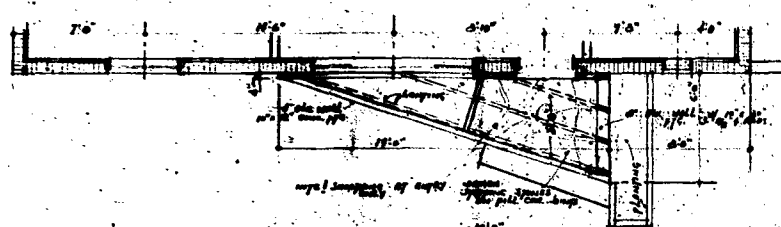
TYPE "A"



TYPE "B"

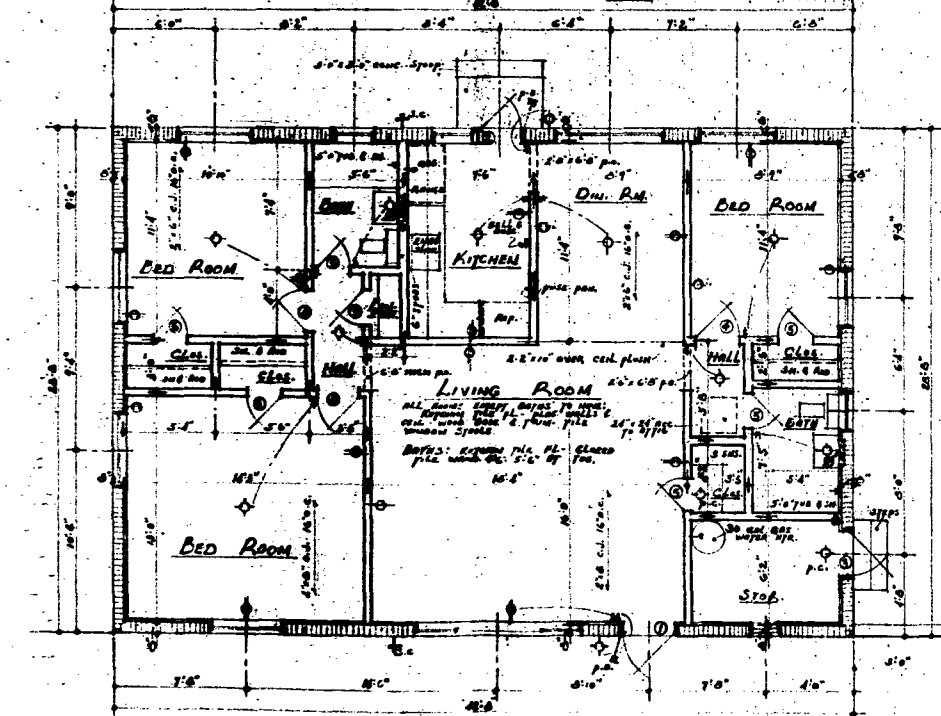


TYPE "C"



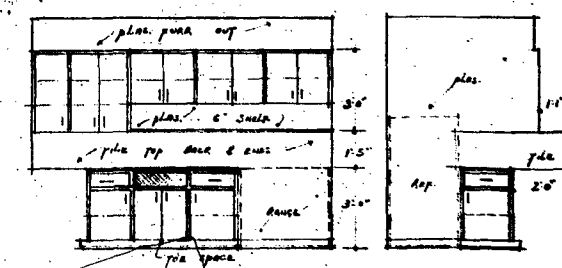
FRONT ELEVATIONS

Scale 1/4" = 1'-0"

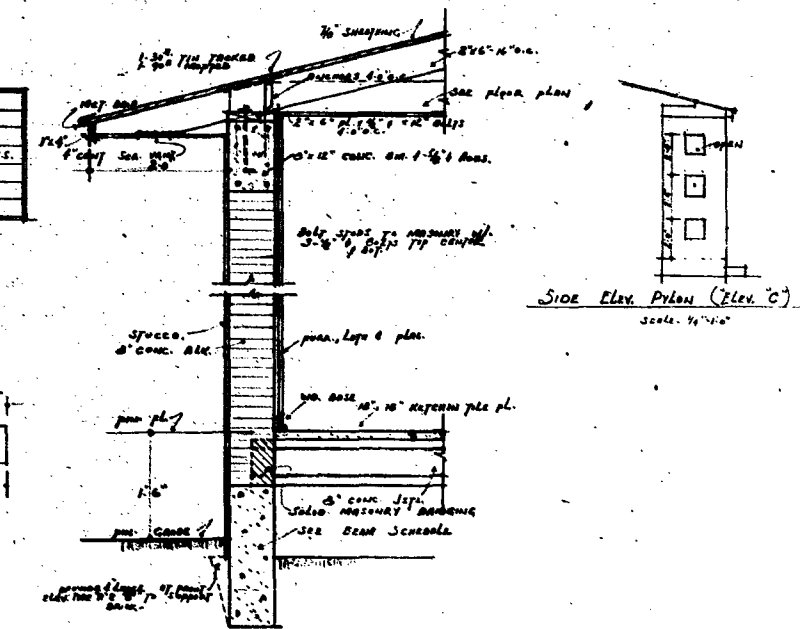


FLOOR PLAN
Scale 1/4" = 1'-0"

No.	SIZE	DOOR	SCHEDULE
1	3'0" x 6'0" x 1 1/2"	CYP	WD. Jst. 2011 MAY 10. 1. 1/2" 1/2"
2	2'0" x 6'0" x 1 1/2"	"	COM. (CLAD. CL. 1. 1/2" OVER 2. 1/2" OVER) MAY 10. 1. 1/2" 1/2"
3	2'0" x 6'0" x 1 1/2"	"	WOOD Louver. 2011 MAY 10. 1. 1/2" 1/2"
4	2'0" x 6'0" x 1 1/2"	FIR	FLUSH PANEL. 2011 MAY 10. 1. 1/2" 1/2"
5	2'0" x 6'0" x 1 1/2"	"	DO.

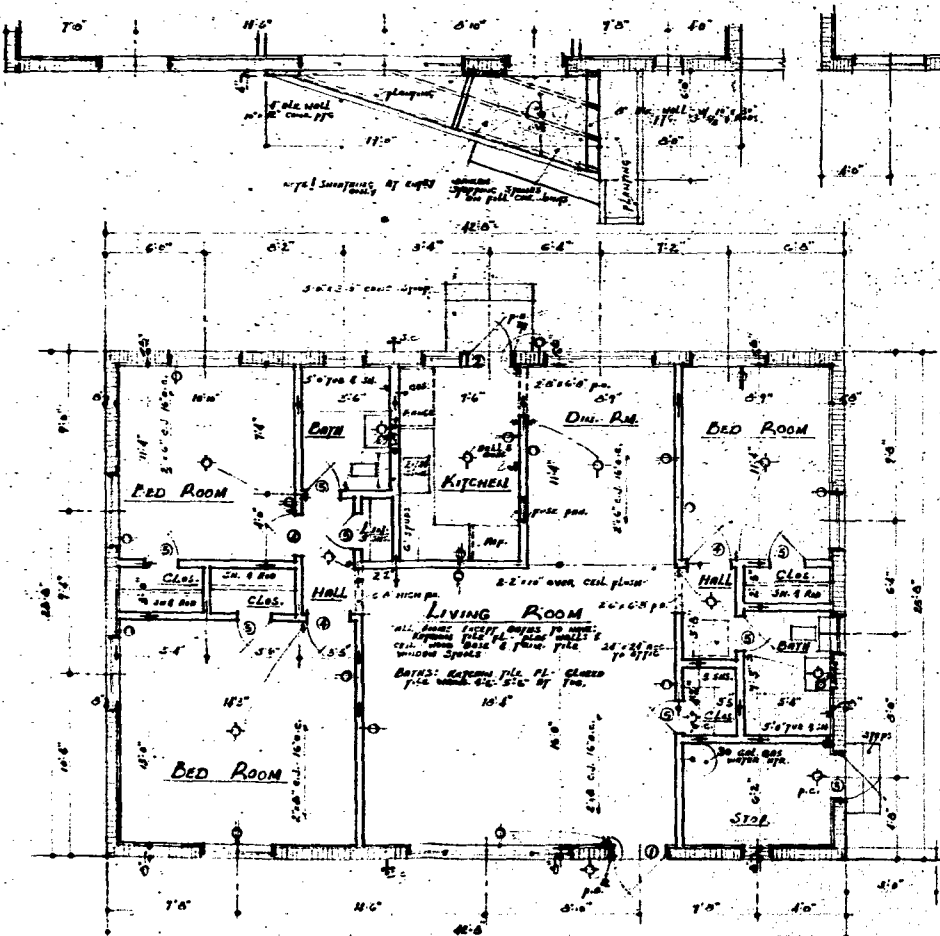


KITCHEN CABINETS
Scale 1/4" = 1'-0"



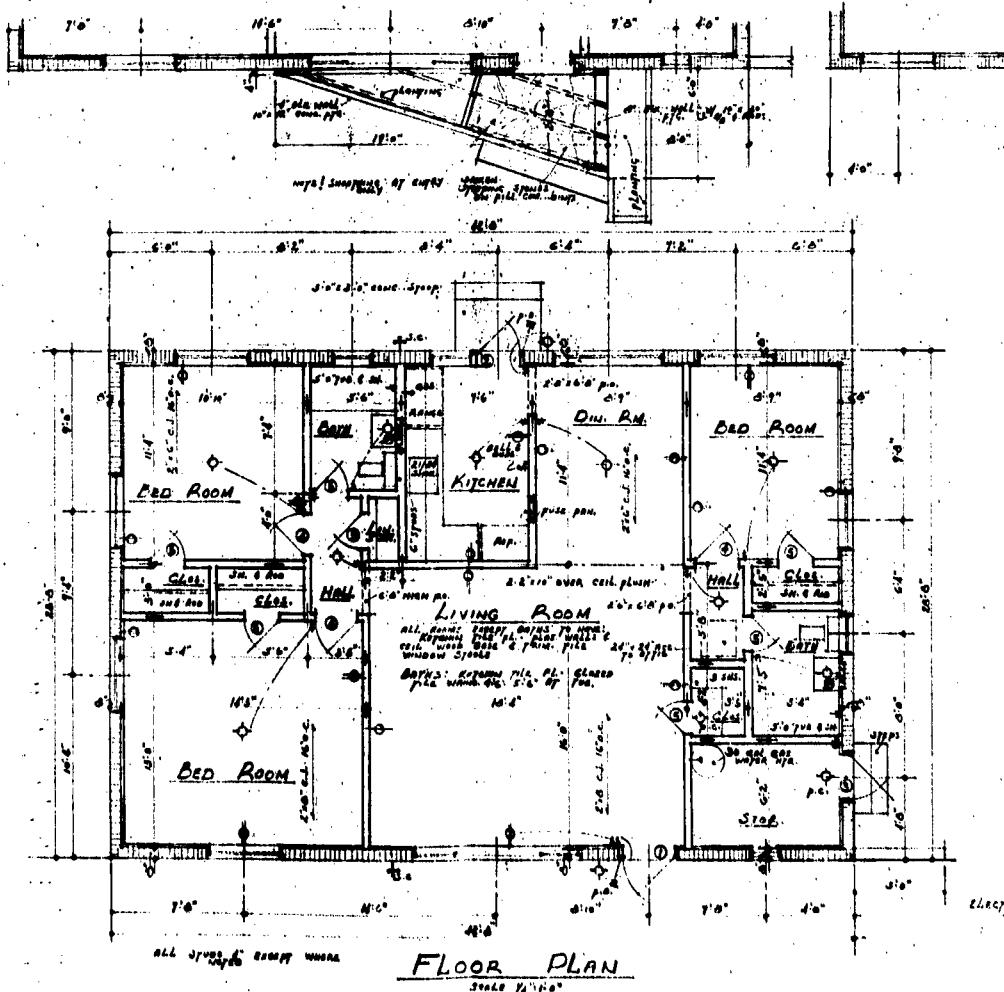
TYP. WALL SECTION
Scale 1/4" = 1'-0"

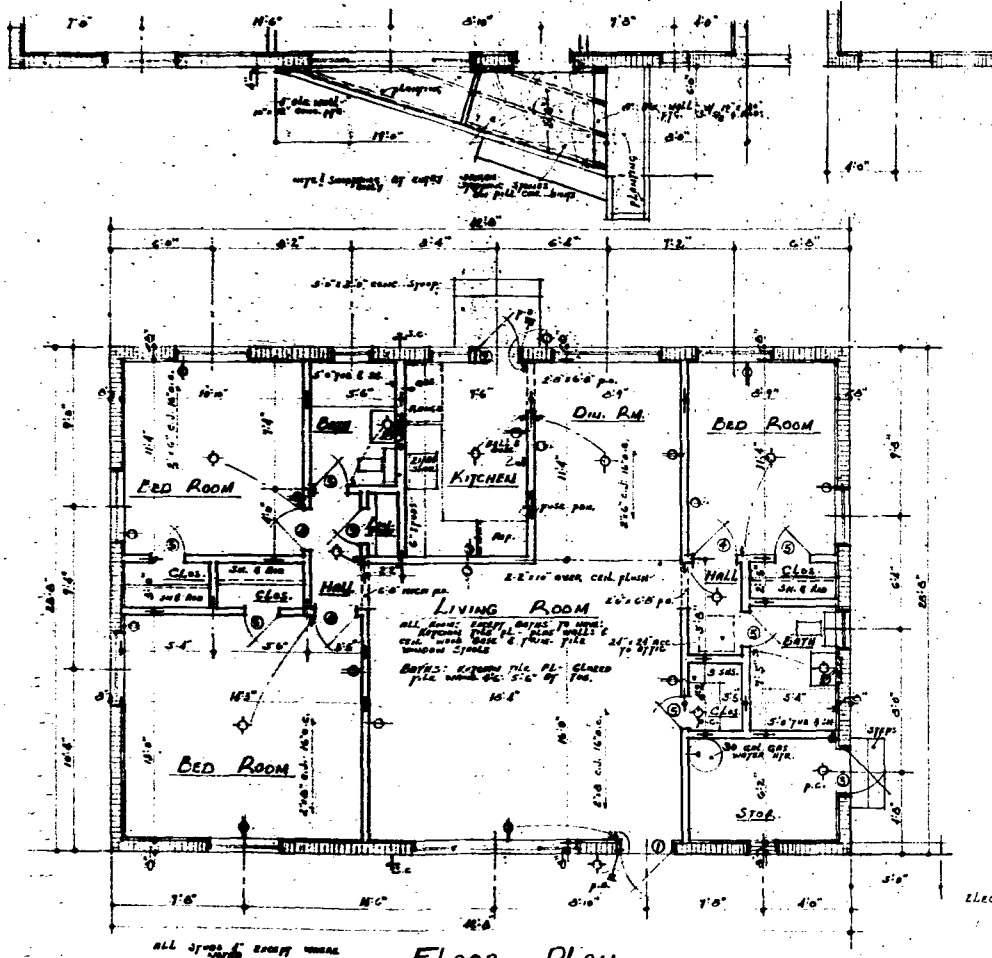
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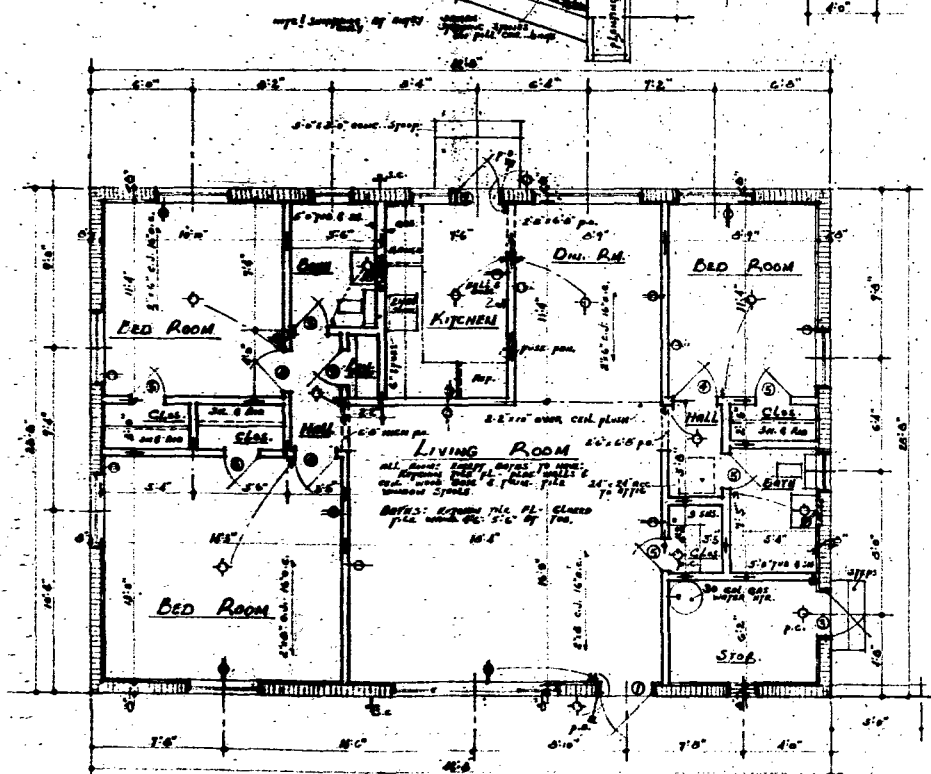
FLOOR PLAN

SCALE 1/4" = 1'-0"





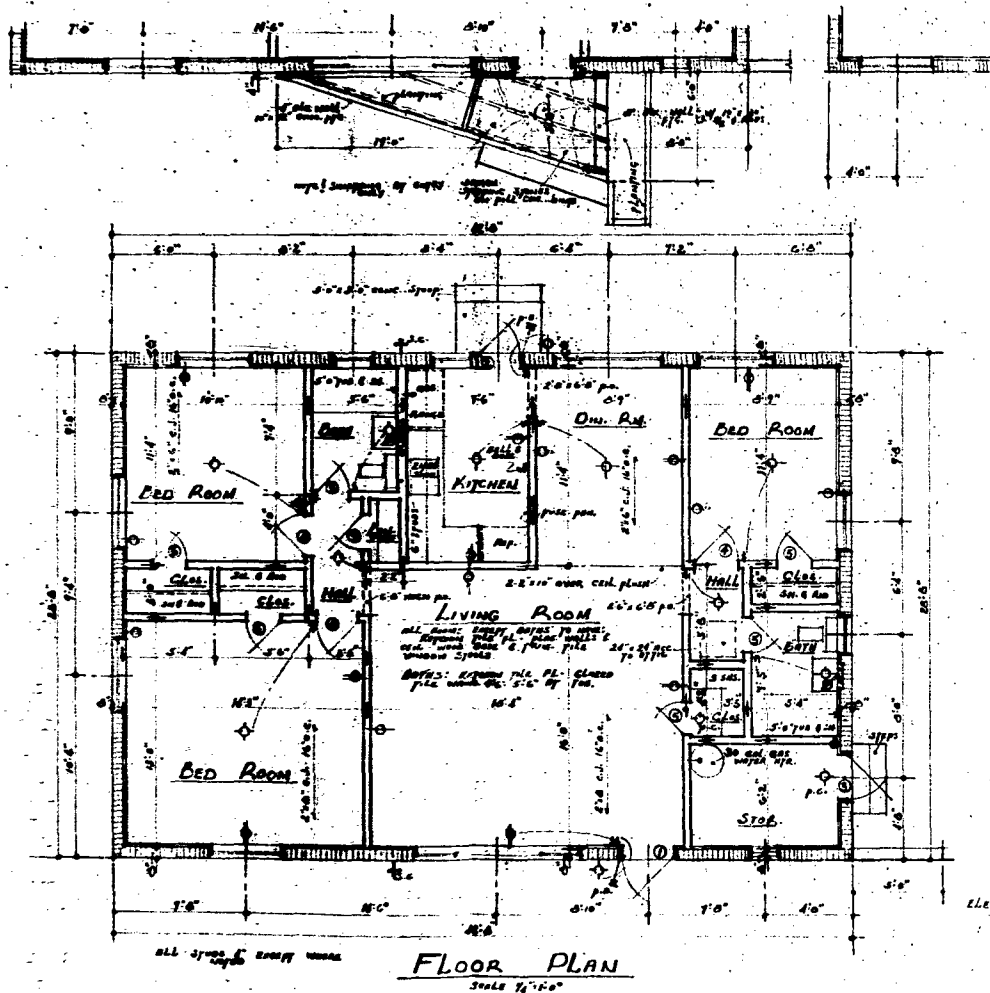
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FLOOR PLAN

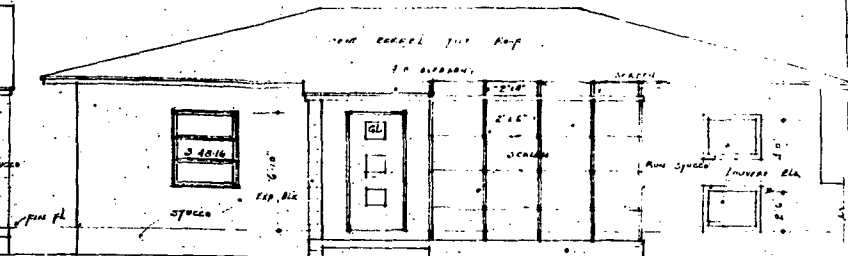
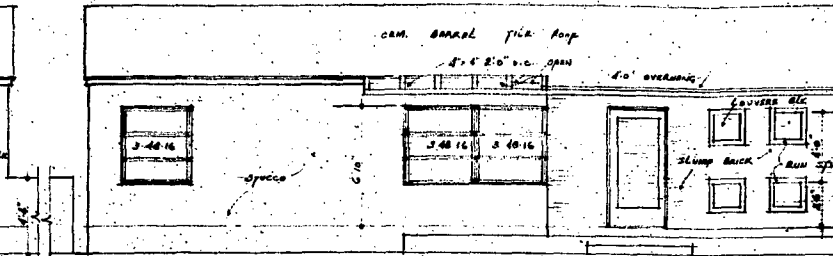
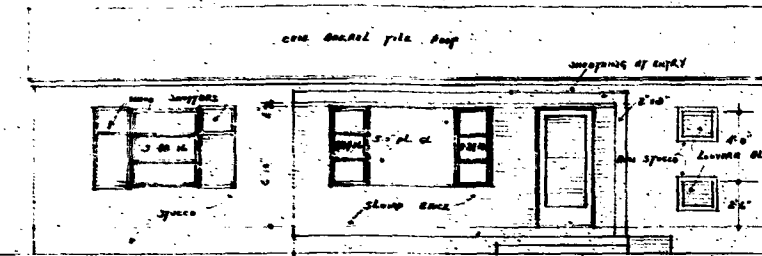
Scale 7/8" = 1'-0"

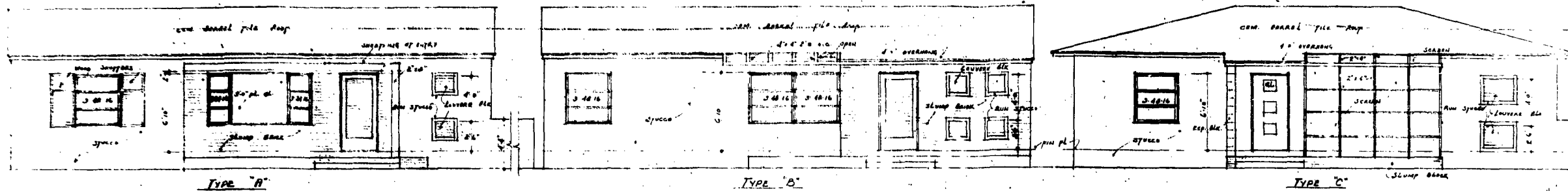
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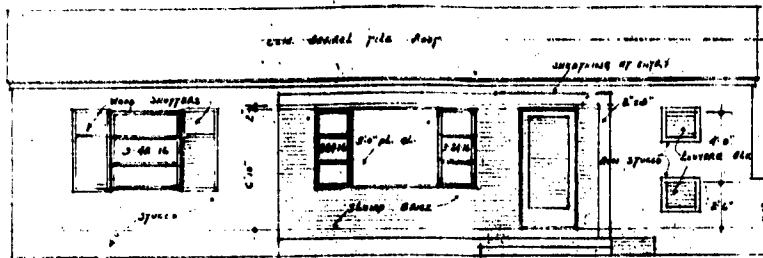


FLOOR PLAN

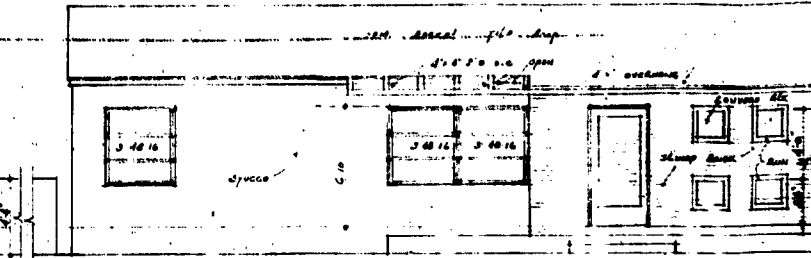
Scale 1/4" = 1'-0"



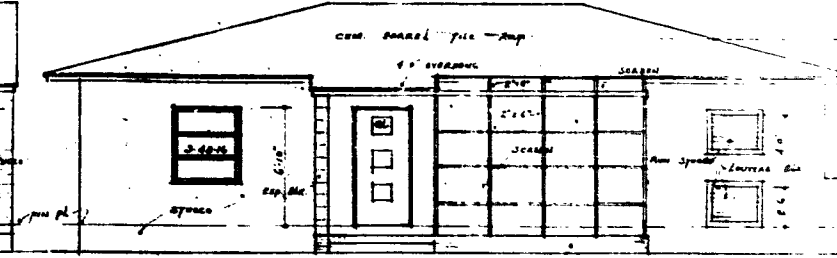




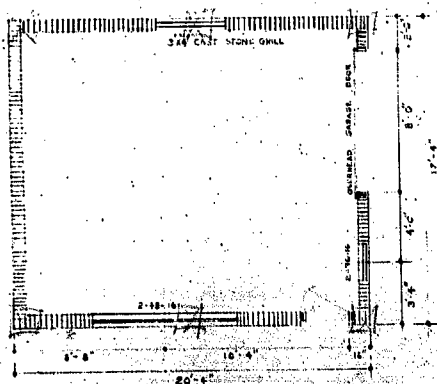
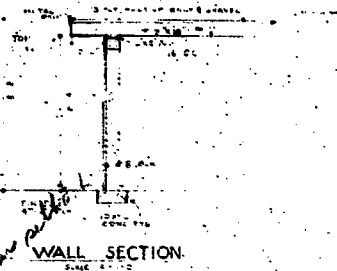
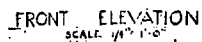
TYPE "A"



TYPE "B"



TYPE "C"



FLOOR PLAN
SCALE 1/4" = 1'-0"



PLOT PLAN

970 YORK ST

GARAGE ADDITION TO
RESIDENCE OF
LENNY KEST.

HOLLYWOOD

FLORIDA

NAME OF OWNER 926 POLK ST.
 ADDRESS SEE:
 LEGAL DESCRIPTION 920 POLK ST.
 DESCRIPTION OF CONST. FEE
 ARCHITECT: EVAL.

PERMIT TYPE	NO.	DATE	TO WHOM	FEE. or OUT.
BLDG.				
POOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVENWAY				
FENCE				

JOE CARD

OWNER RAPINO		JOB ADDRESS 926 POLK ST	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION 514214022800
MICROFILM NO. <i>MISC 86 R</i>	ARCHITECT	FEE \$ 3500.00	VALUATION \$ 67.50
DESCRIPTION OF CONSTRUCTION NEW CENTRAL A/C			☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	19260	8-19-86	ABC A/C
ELECTRIC-BASIC	35440	8-19-86	ABC ELECTRIC	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: county surcharge \$.80

JOB CARD

OWNER Daniel Ruffino		JOB ADDRESS 925 Polk Street	
LEGAL DESCRIPTION	LOT NUMBER 22	BLOCK W. 6' 2-23	SUBDIVISION OR ADDITION 514214022800 64
MICROFILM NO.	ARCHITECT	FEE \$ No fee	VALUATION \$400

DESCRIPTION OF CONSTRUCTION Raising curb	☐ SEPTIC TANK ☐ SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC SEWER			
ROOF				AIR CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				SEWER Curb	104401	7/25/86	Owner
FENCE				PATIO or WALK			

NOTES:

County surcharge .20

JOB CARD

OWNER

D. Ruffino

JOB ADDRESS

926 Polk St.

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 250.

VALUATION

\$ 400.00

DESCRIPTION OF CONSTRUCTION

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	476	3-16-72	Sherba
ELECTRIC-BASIC	920	3-16-72	Sherba	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

1 1-ton
wind

FORM 0860-13

JOB CARD

OWNER DANIEL RUFFINO		JOB ADDRESS 926 Polk St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 10.00	VALUATION \$ 333.00

DESCRIPTION OF CONSTRUCTION 92 ft. of 4 ft. high C/L fence	☐ SEPTIC TANK ☐ SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE	47022	4-19-73	Owner	PATIO or WALK			

NOTES;

Certificate of Appropriateness Narrative

Project Address: 926 Polk Street

Historic District: Hollywood Historic Lakes

The subject property is located within the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The proposed project introduces a midcentury modern residence designed in compliance with applicable zoning regulations and in alignment with guidance received from the HPB associate planner. The overall intent is to provide a design that is both architecturally distinctive and compatible with the surrounding historic context.

The neighborhood along South Southlake Drive is characterized by a mix of one- and two-story single-family homes. The proposed residence reflects this existing pattern through a thoughtful composition of one- and two-story volumes, maintaining a scale and massing that is consistent with adjacent properties while introducing a refined midcentury modern expression.

The proposed structure generally follows the established footprint and development pattern on the site. The existing garage, which is accessed from the rear alley, will remain and be incorporated into the project. Retaining this structure helps preserve the functional layout of the property and maintains consistency with the access patterns typical of the neighborhood.

As part of the site design, the finished floor elevation will be raised approximately four (4) feet above existing grade. This approach is intended to reduce the risk of flooding and improve overall stormwater management by ensuring that water is retained and directed within the site, preventing runoff from impacting neighboring properties.

The architectural design incorporates passive strategies suited to the South Florida climate. Window openings are carefully considered, with reduced glazing on the south and west elevations to limit heat gain. Generous roof overhangs and covered exterior areas provide additional shading, enhancing energy efficiency and occupant comfort while maintaining compatibility with nearby homes.

Flat roof forms are utilized to achieve clean horizontal lines and allow for higher interior ceiling heights, as well as efficient integration of building systems. This approach supports the overall modern architectural language while remaining visually consistent with the scale of the neighborhood.

The building will be constructed using durable and appropriate materials, including concrete pile foundations, CMU wall systems, concrete slabs and a wood rafters roof structure. Exterior finishes will consist of a combination of stone, stucco and wood elements, along with impact-resistant windows and doors. A natural, earth-toned material palette has been selected to create a cohesive transition between the new construction and the surrounding residential context.

The existing residence on the property is not suitable for restoration due to its poor construction quality. The new residence will be built to meet or exceed current construction standards, ensuring long-term durability and a level of workmanship consistent with other homes in the area. The selection of materials and finishes reinforces the overall quality while maintaining the understated character of the neighborhood.

The design reflects a careful balance between modern architectural principles and the guidelines of the historic district. Elements such as wide overhangs, controlled glazing, and integrated outdoor spaces are incorporated in a manner that respects the established character of the Hollywood Lakes Intracoastal area while allowing for a contemporary interpretation.

Please feel free to contact our office with any questions or requests for additional information regarding this submission.

Sincerely,

Manuel Rodriguez & Jose Merlo
of 7Ave Design Studio, LLC
1000 Brickell Ave, Suite#1015
Miami, FL 33131

Phone: 786-340-7690
Email: manuelr@sevenavedesign.com

926 POLK STREET
NEW SF RESIDENCE
CIVIL ENGINEERING PLANS

926 POLK STREET
HOLLYWOOD, FLORIDA 33019

SHEET INDEX:

- C1. PAVING, GRADING, & DRAINAGE PLAN
C2. SITE CROSS SECTIONS
C3. CITY OF HOLLYWOOD STANDARD PGD DETAILS
C4. STORMWATER POLLUTION PREVENTION PLANS
C6. CITY OF HOLLYWOOD STANDARD WATER & SEWER SYSTEM DETAILS

LEGAL DESCRIPTION

The West 16% of Lot 22, and all of lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the plat thereof, as recorded in Plat Book 1, Page 32, of the public records of Broward County, Florida

CITY OF HOLLYWOOD GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD ENGINEERING AND/OR BUILDING DEPARTMENT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
- MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
- CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
- REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FOOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

RETENTION CALCULATIONS:

SITE DATA

TOTAL SITE AREA	: 8,534 SF
BUILDING FOOTPRINT	: 2,214 SF
GARAGE FOOTPRINT	: 492 SF
IMPERVIOUS (DRIVEWAY)	: 653 SF
IMPERVIOUS (SW, PATIO, CONC PADS)	: 1,992 SF
PERVIOUS AREA	: 3,183 SF

PART A:

RETENTION VOLUME FOR 1" ACROSS SITE:

RUNOFF TO RETAIN	= 1" x [AREA] x (1 FT/12 IN)
RUNOFF TO RETAIN	= 1" x (8,534 SF) x (1 FT/12 IN)
RUNOFF TO RETAIN	= 711 CF

PART B:

RETENTION VOLUME FOR 2.5" X IMPERVIOUS:

RUNOFF = 2.5" X % IMPERVIOUS
RUNOFF = 2.5" X (5,351 SF / 8,534 SF)
RUNOFF = 1,568"

RUNOFF TO RETAIN	= 1,568" X 8,534 SF X (1 FT/12 IN)
RUNOFF TO RETAIN	= 1,115 CF

SINCE PART B IS GREATER THAN PART A, THE SITE SHALL RETAIN THE VOLUME FOR 1,568" OF RAINFALL.

RETENTION VOLUME REQUIRED	= 1,115 CF
RETENTION VOLUME PROVIDED	= 1,115 CF

THE REQUIRED RETENTION VOLUME NOTED ABOVE IS PROVIDED IN EXFILTRATION TRENCHES WITH SOME EXTRA, THOUGH NOT COMPUTED, IN SWALES.

- A MINIMUM OF 185 FEET OF 2.5" DEEP X 5' WIDE EXFILTRATION TRENCH IS REQUIRED TO RETAIN THE RUNOFF NOTED ABOVE (SEE ATTACHED EXFILTRATION TRENCH CALCULATIONS).
- A TOTAL OF 185 FEET OF 2.5" DEEP X 5' WIDE EXFILTRATION TRENCH HAS BEEN PROVIDED.

ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX	EXISTING
FF EL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

LEGEND

14.00	PROPOSED ELEVATION
14.00	EXISTING ELEVATION
	PROPOSED FLOW DIRECTION
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED FENCE
---	EXISTING SANITARY SEWER MAIN
---	EXISTING WATER MAIN
---	EXISTING DRAINAGE STRUCTURES

CONTROL WATER ELEVATION:

- THE AVERAGE WET SEASON WATER ELEVATION IS 1.0 NAVD PER THE BROWARD COUNTY GIS FUTURE 2060 WET SEASON WATER TABLE MAP.

BROWARD COUNTY 100 YEAR FLOOD ELEVATION MAP:

- THE 100 YEAR FLOOD ELEVATION IS 6.5 NAVD PER THE BROWARD COUNTY FUTURE 2060 100 YEAR FLOOD ELEVATION MAP.

FLOOD ZONE DATA:

	CURRENT
FLOOD ZONE	: AE
BASE FLOOD ELEVATION	: 7 NAVD
COMMUNITY	: 125113
PANEL #	: 12011C0588-J
EFFECTIVE DATE	: 07/31/24

TOPOGRAPHY NOTE:

- ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

DEMOLITION/TREE PRESERVATION/CLEARING NOTES

- DEMOLITION NOT SPECIALLY NOTED ON THE THE CIVIL ENGINEERING PLANS ARE BY OTHERS.
- PRIOR TO ANY DEMOLITION, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS, ALL BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
- THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
- CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF HOLLYWOOD PRIOR TO COMMENCING CONSTRUCTION.

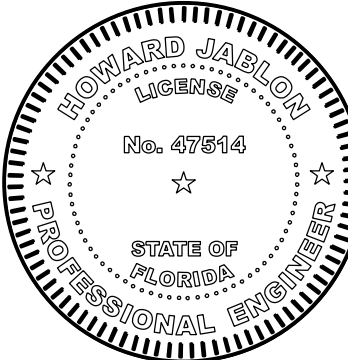
Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

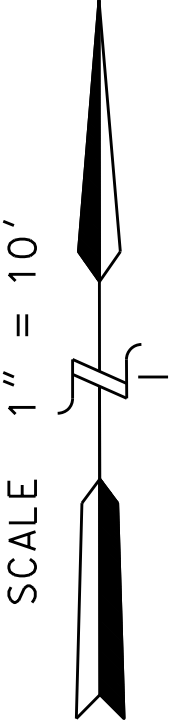
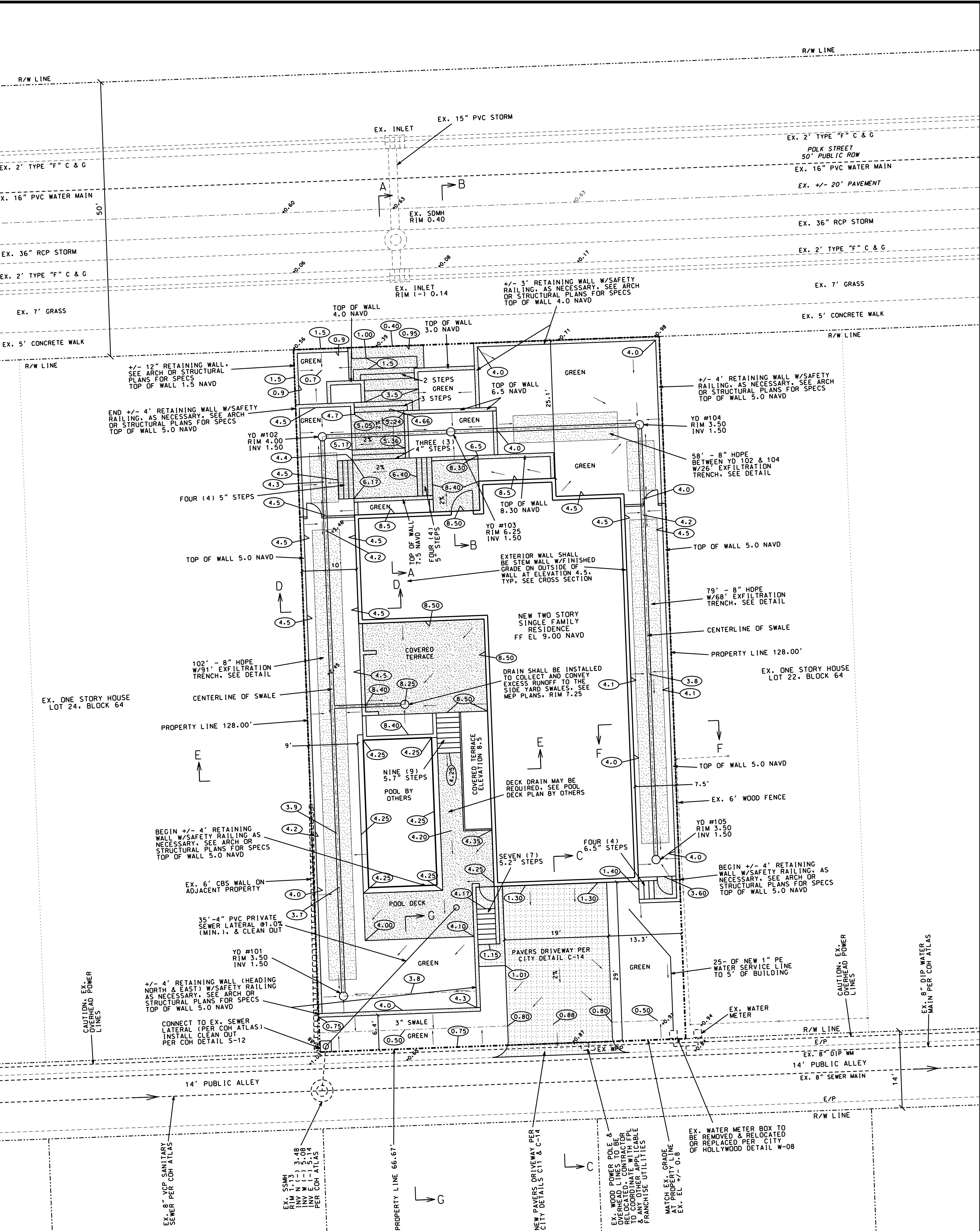
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E. JABLON ON THE DATE ADJACENT TO THE SEAL.

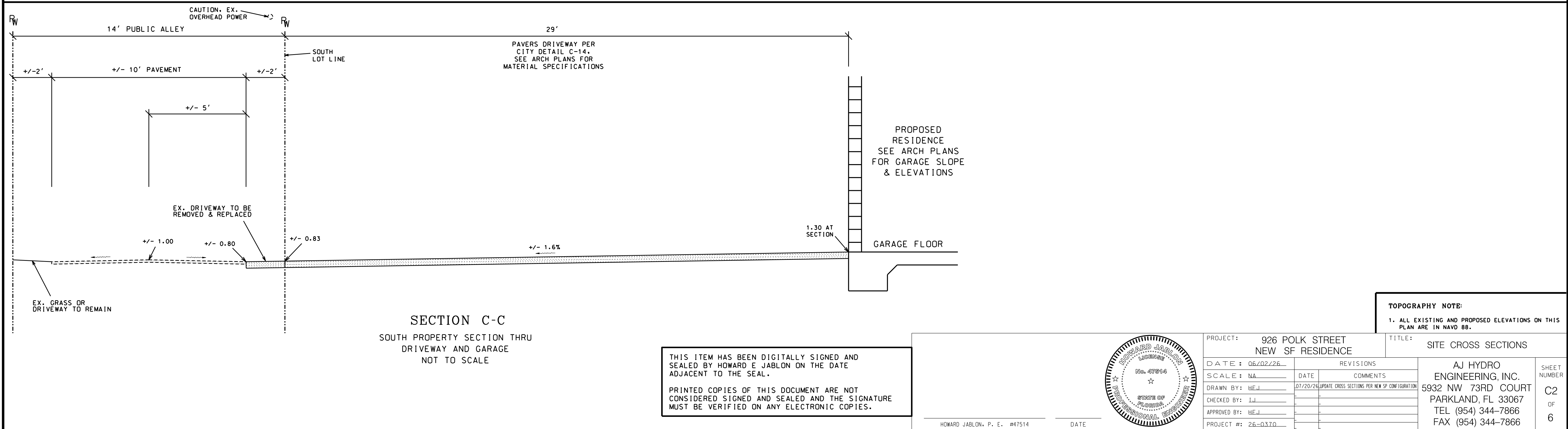
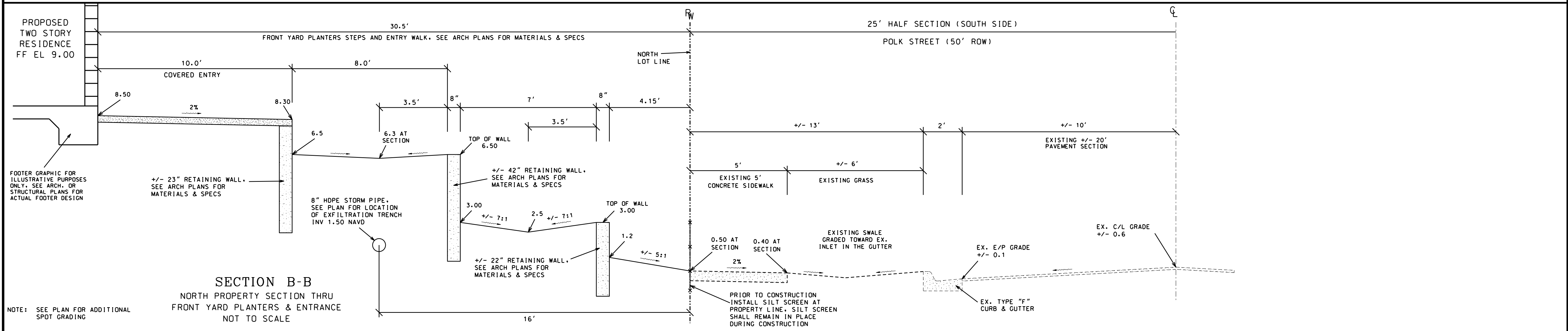
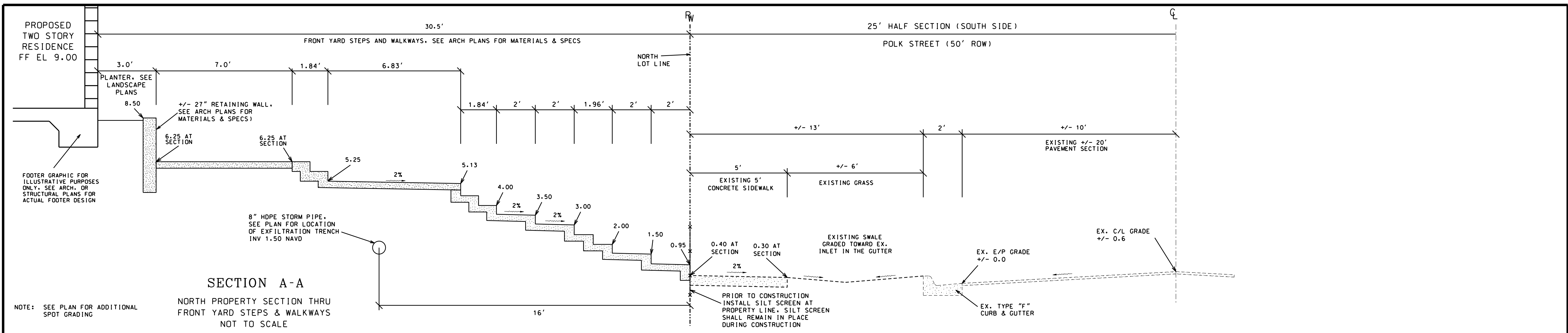
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PROJECT:	926 POLK STREET NEW SF RESIDENCE	TITLE:	PAVING, GRADING & DRAINAGE PLAN
DATE:	06/02/26	REVISIONS:	
SCALE:	1" = 10'	DATE:	COMMENTS:
DRAWN BY:	HEJ	07/19/26	REMOVE EX. GARAGE, UPDATE SITE PER ARCHITECT
CHECKED BY:	LIJ		
APPROVED BY:	HEJ		
PROJECT #:	26-0370		

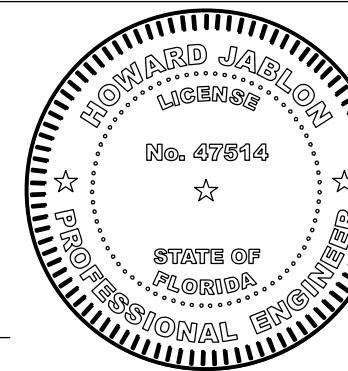
AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866	SHEET NUMBER C1 OF 6
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY HOWARD E JABLON ON THE DATE
ADJACENT TO THE SEAL.

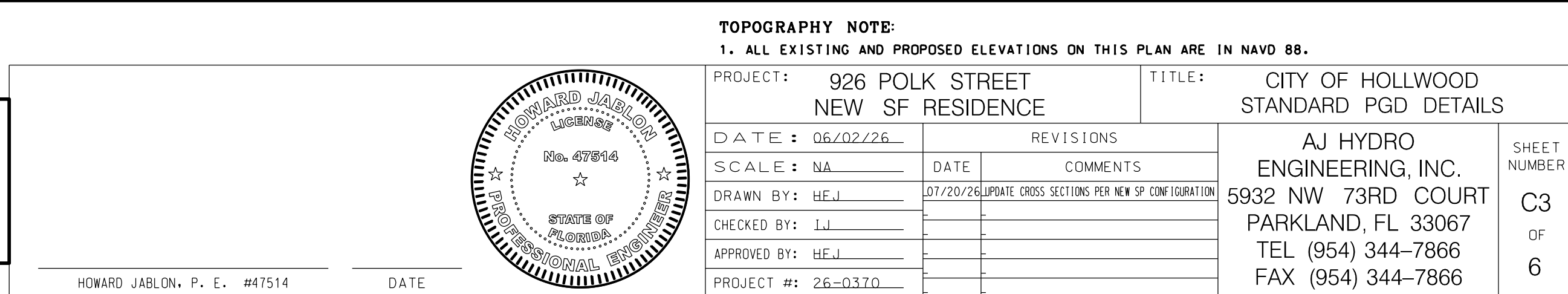
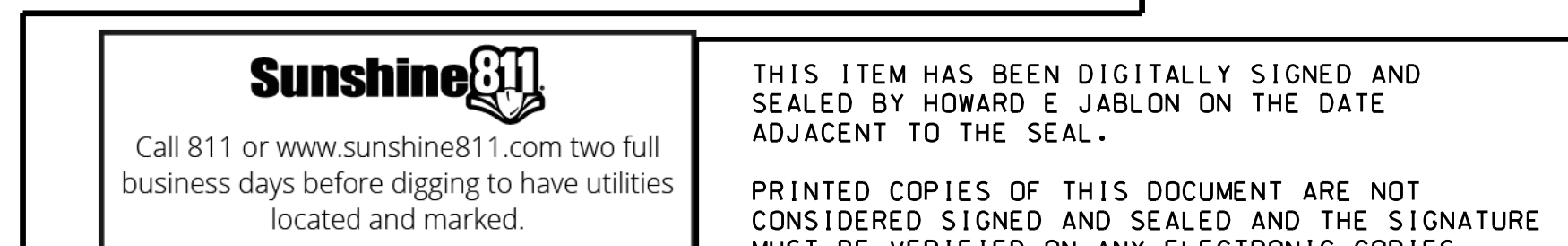
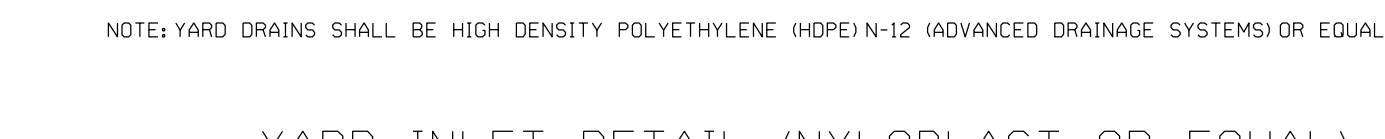
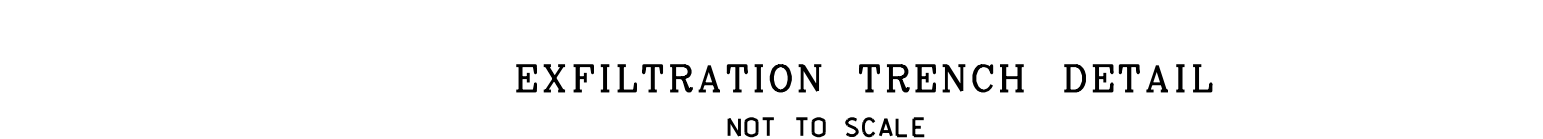
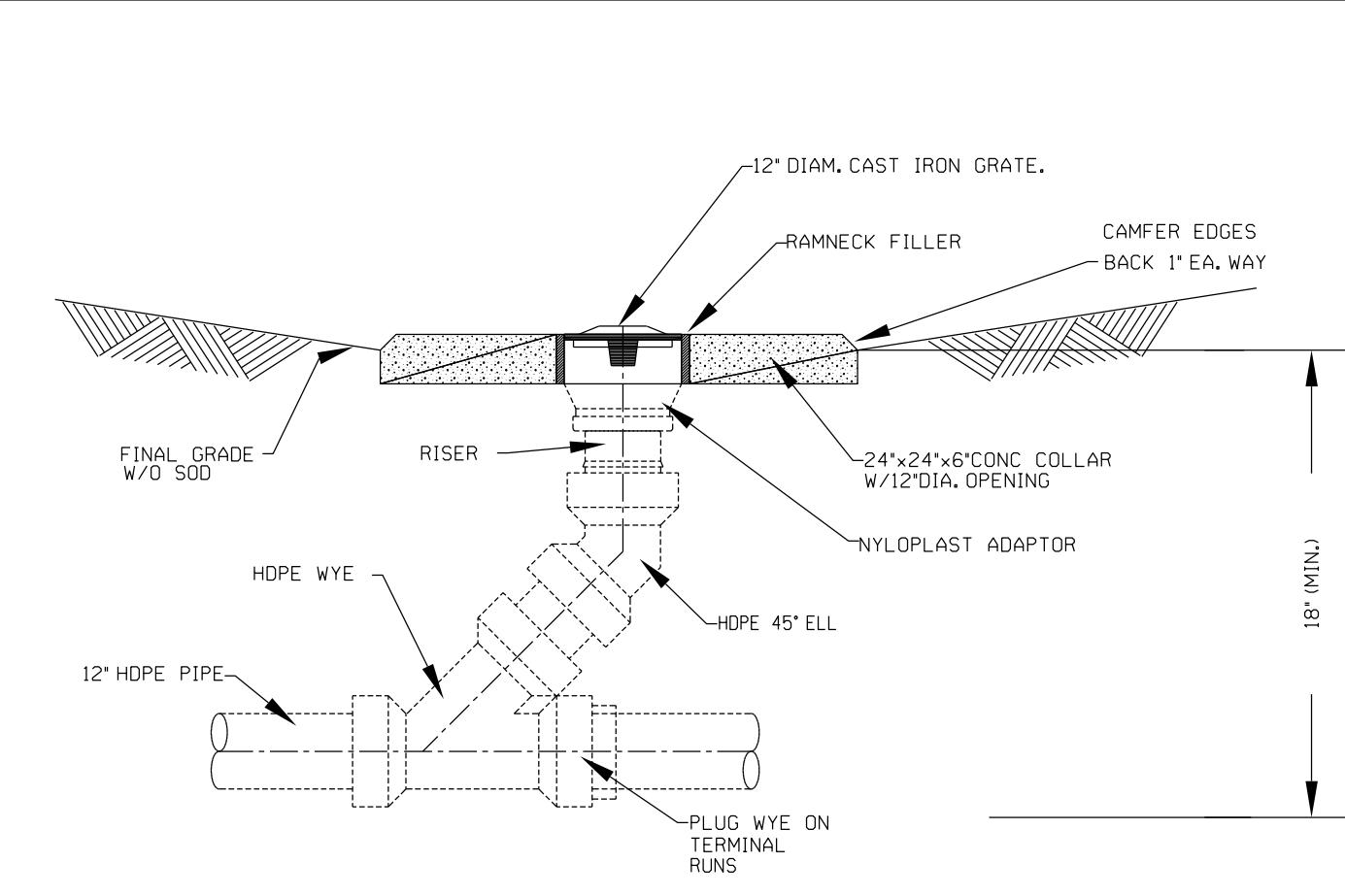
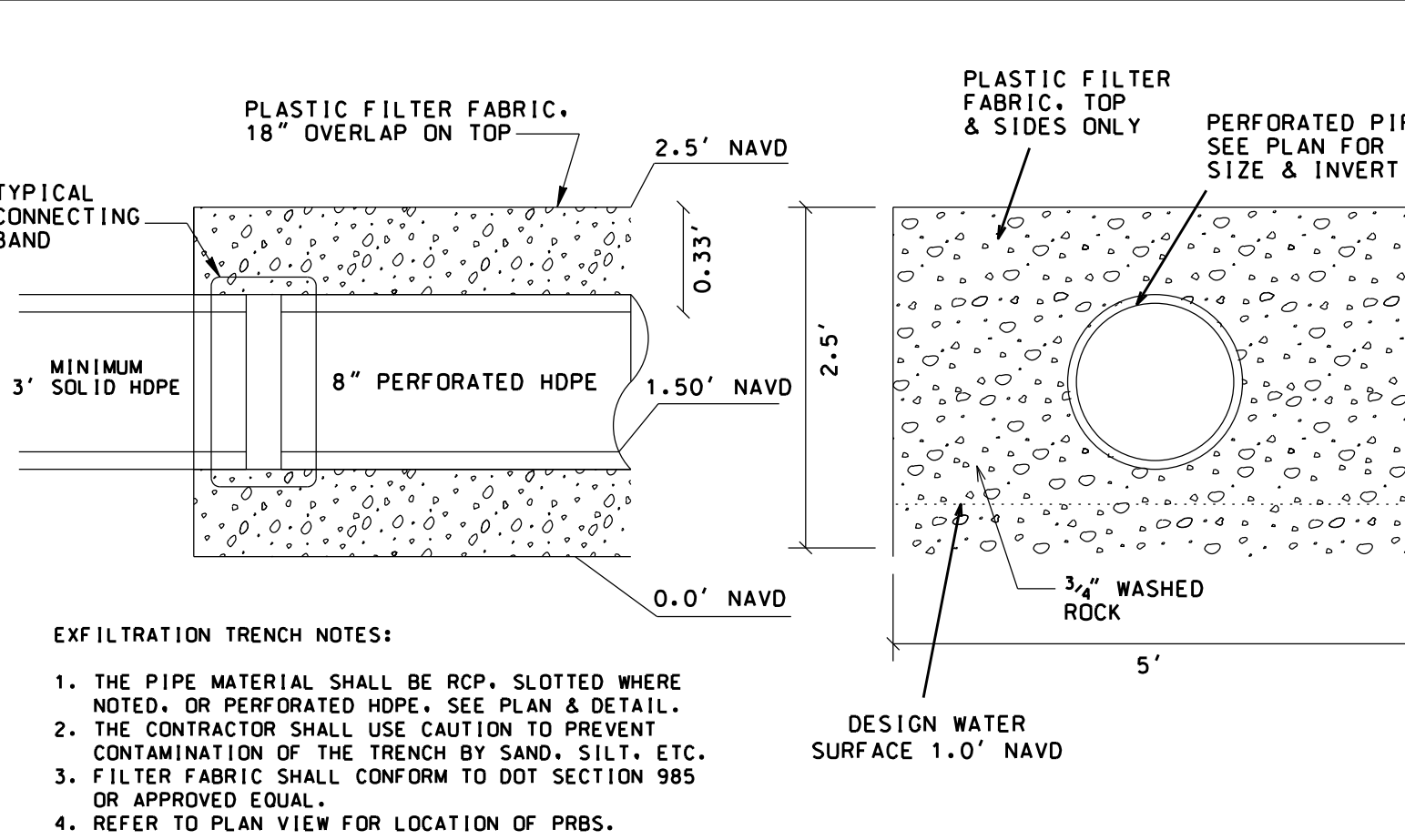
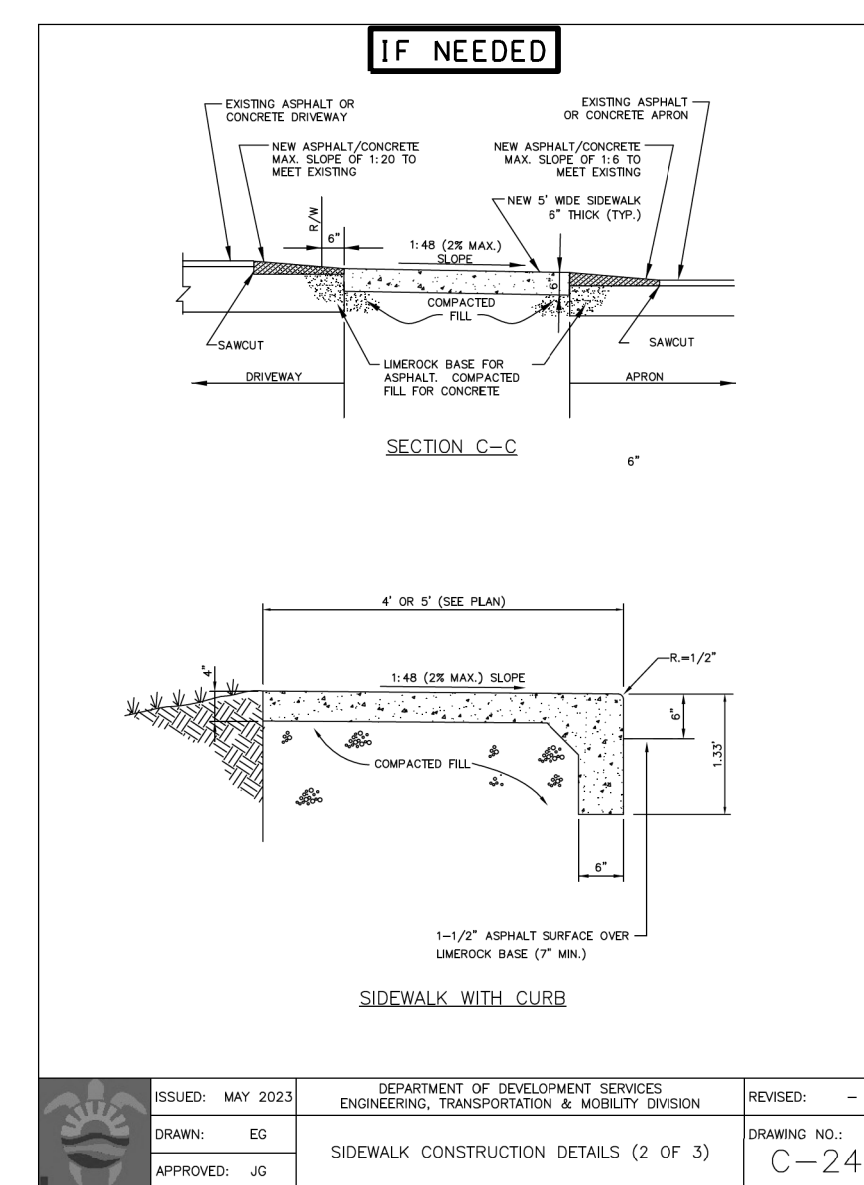
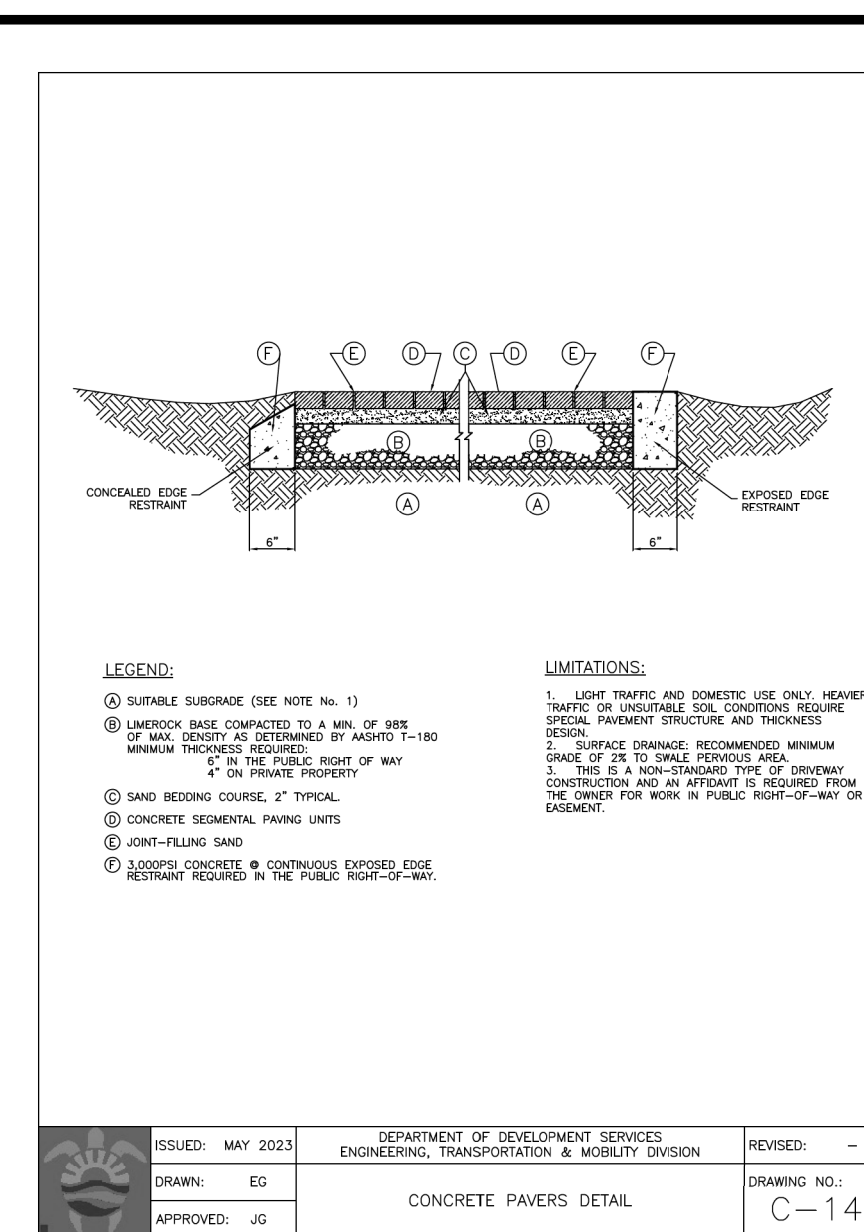
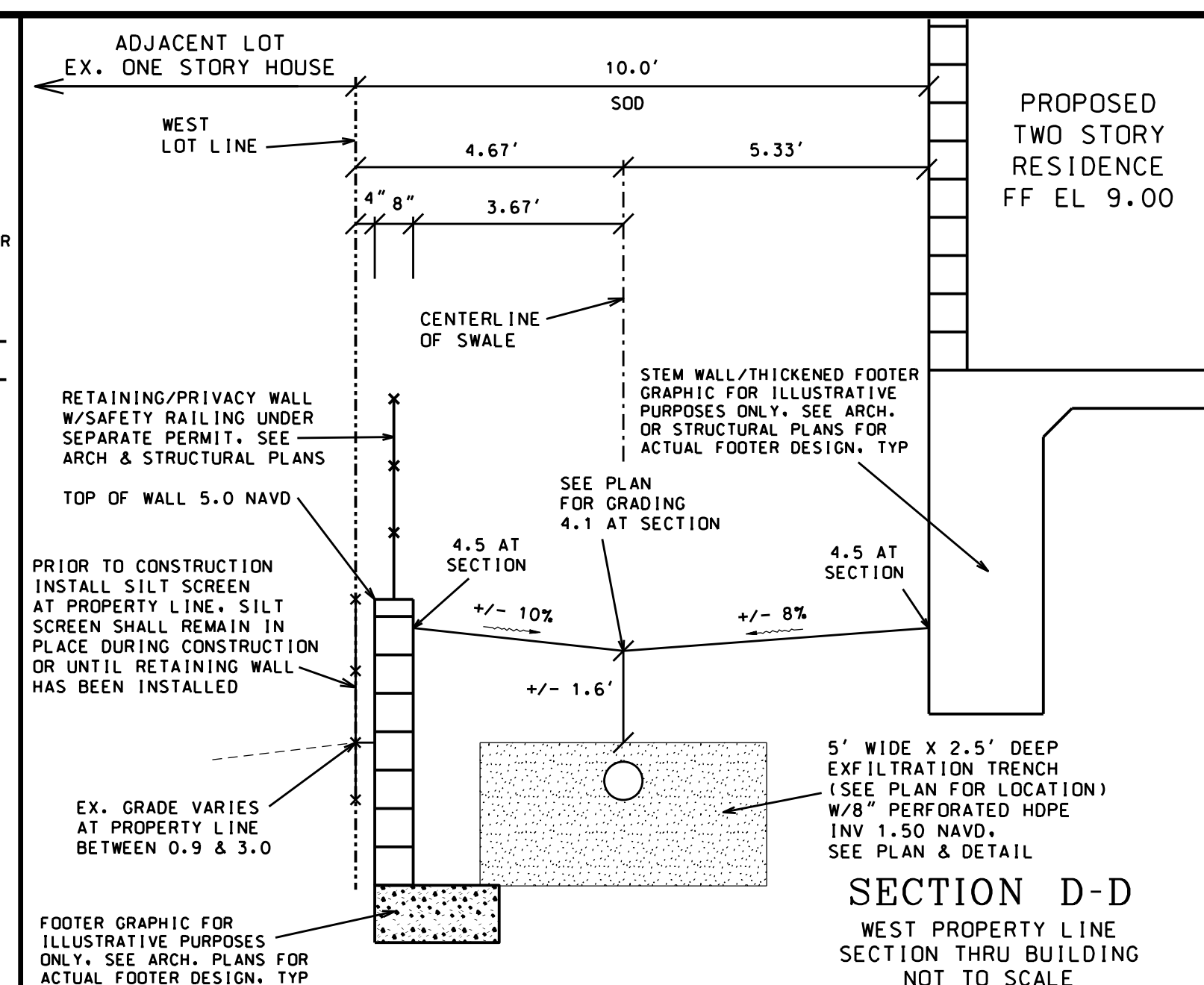
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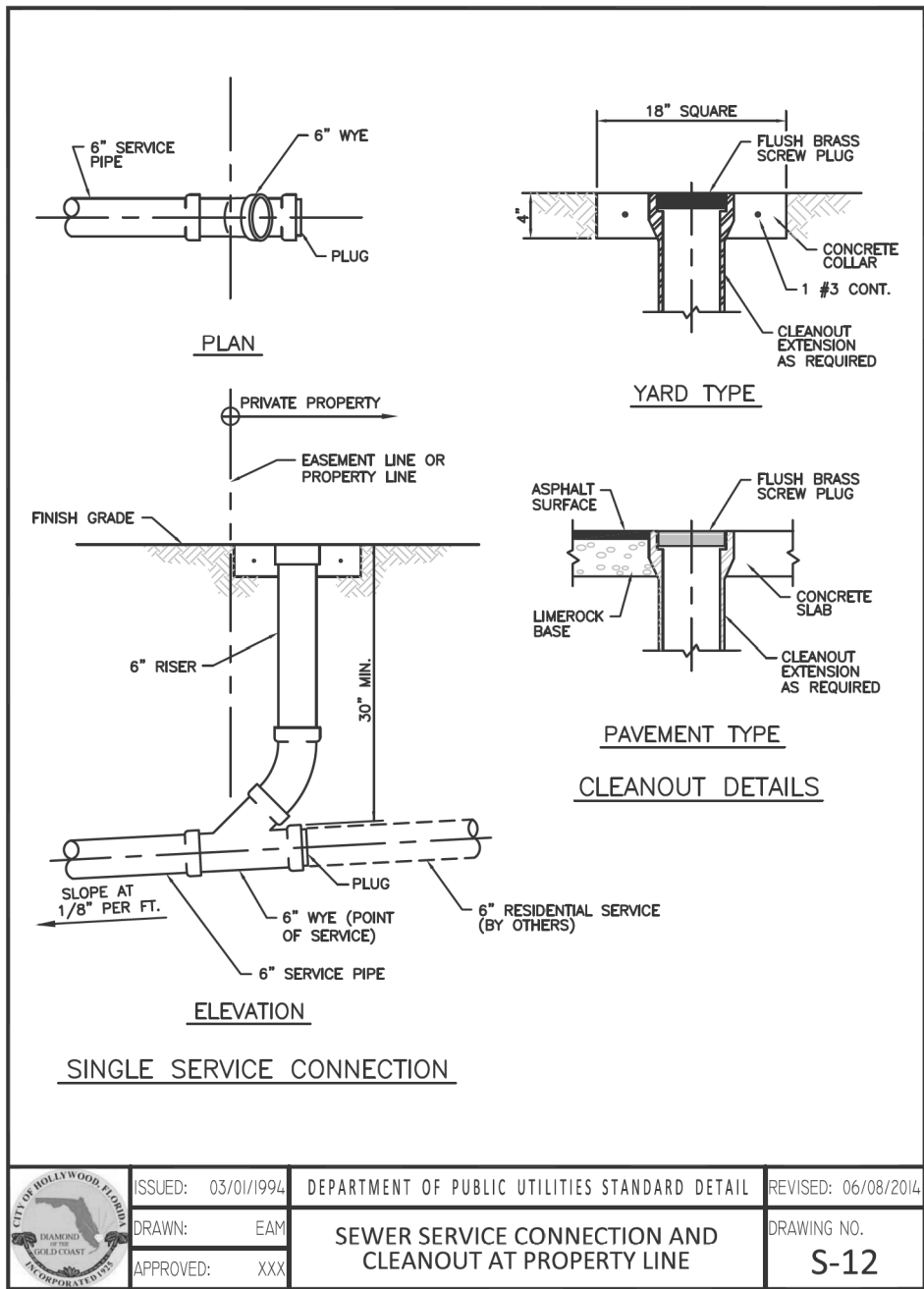
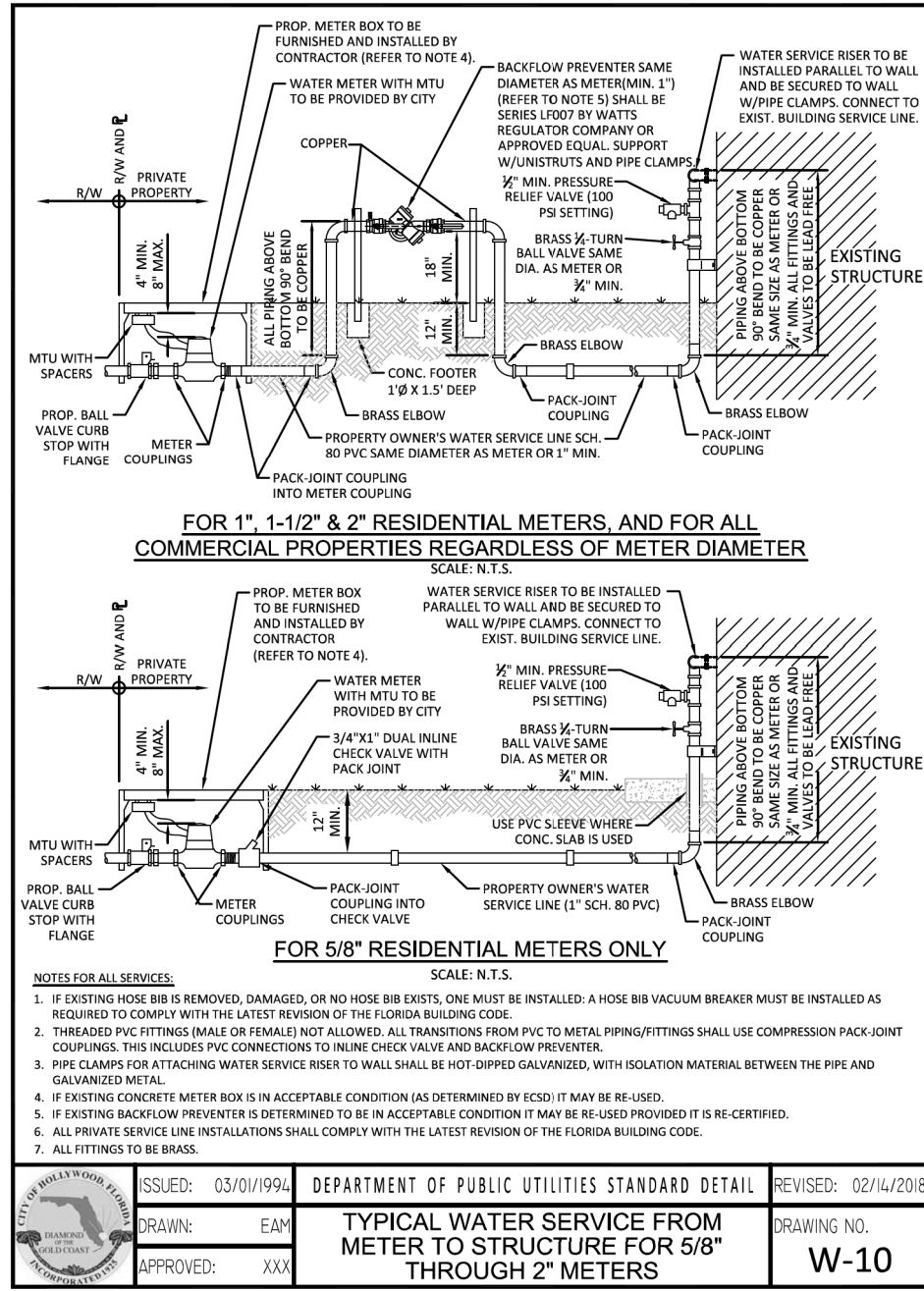
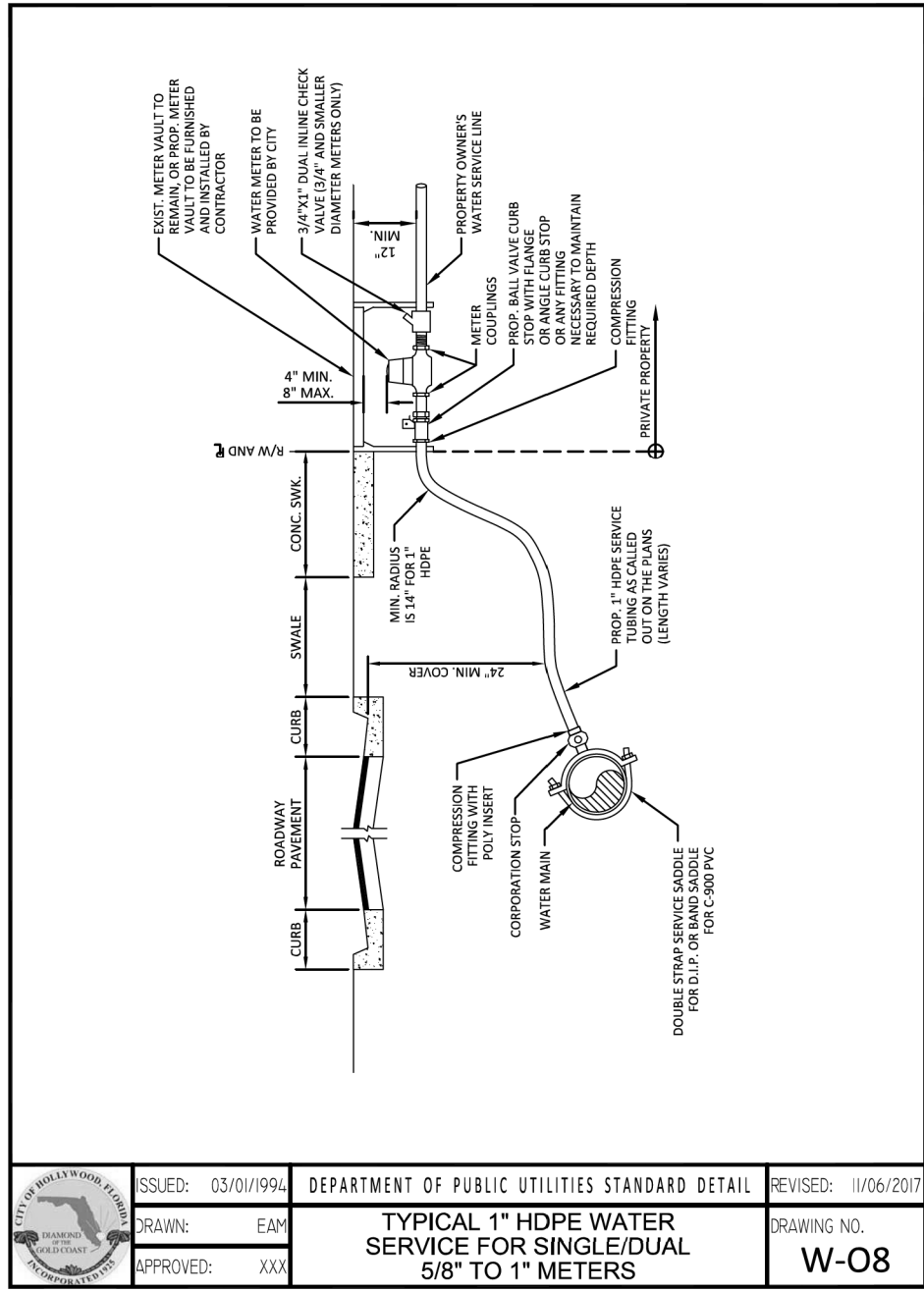
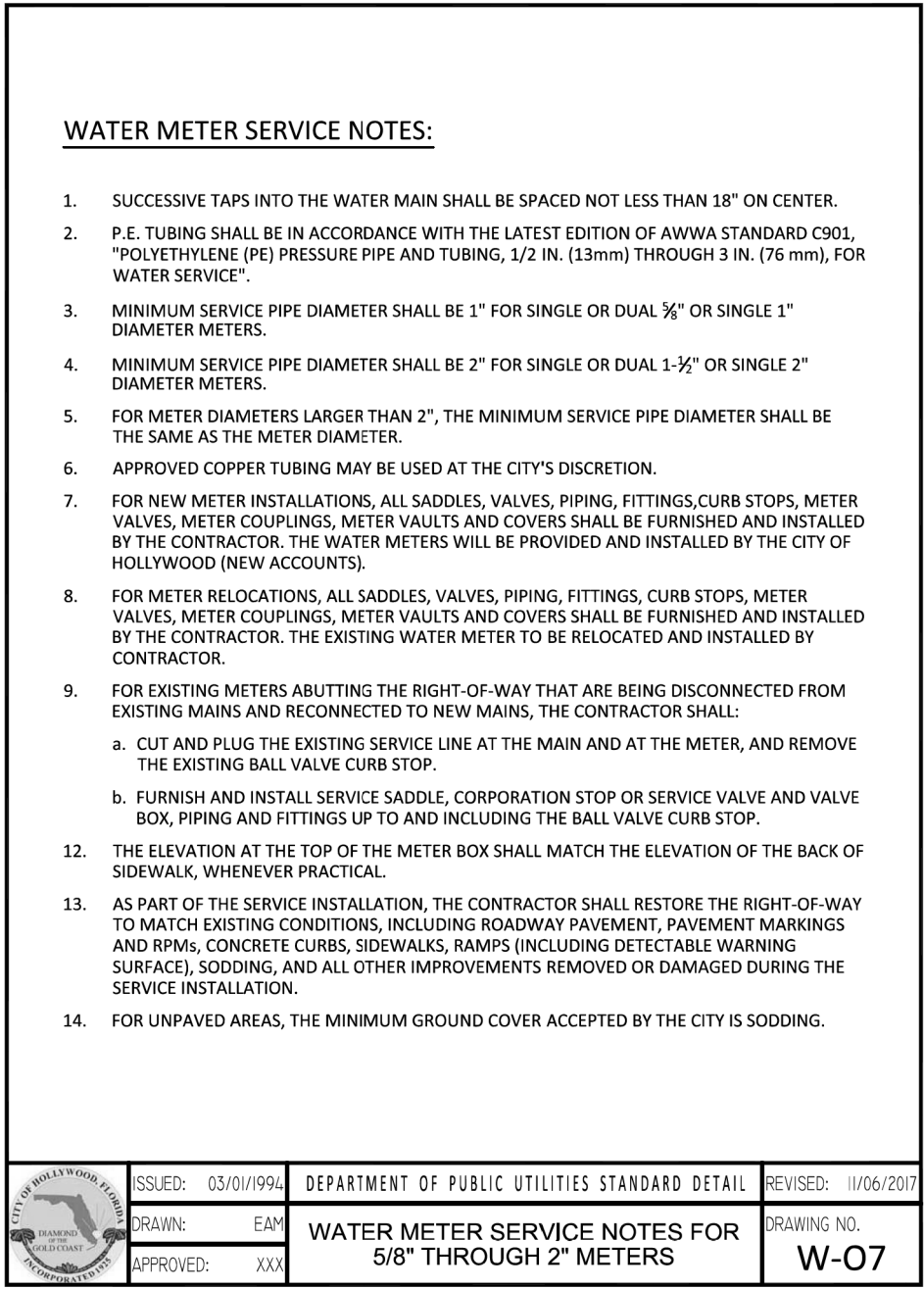
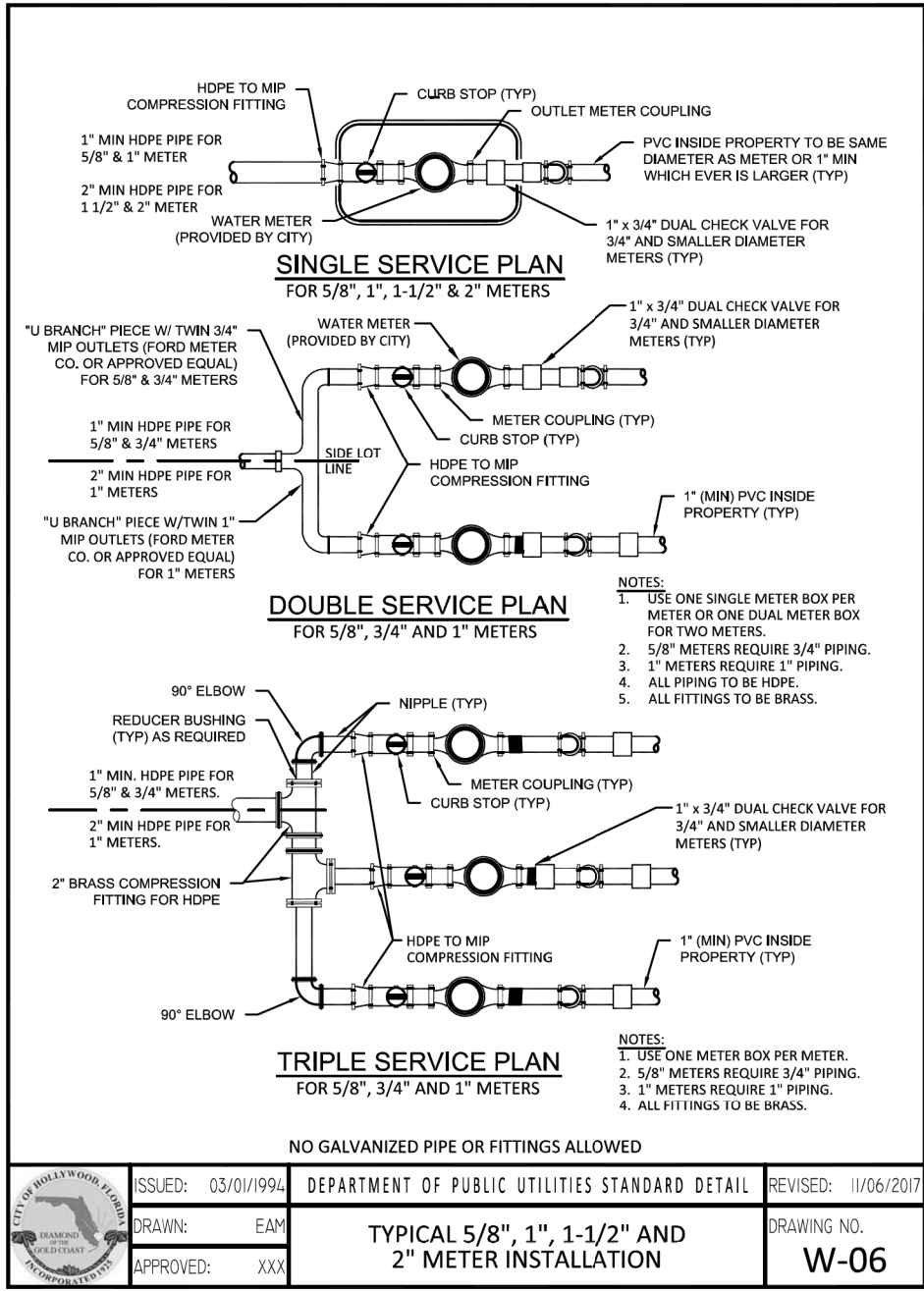


PROJECT: 926 POLK STREET NEW SF RESIDENCE		TITLE: SITE CROSS SECTIONS	
DATE: 06/02/26	DATE	REVISIONS	AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866
SCALE: NA	DATE	COMMENTS	
DRAWN BY: HEJ	07/20/26	UPDATE CROSS SECTIONS PER NEW SF CONFIGURATION	
CHECKED BY: LJ			
APPROVED BY: HEJ			
PROJECT #: 26-0370			

TOPOGRAPHY NOTE:
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS
PLAN ARE IN NAVD 88.

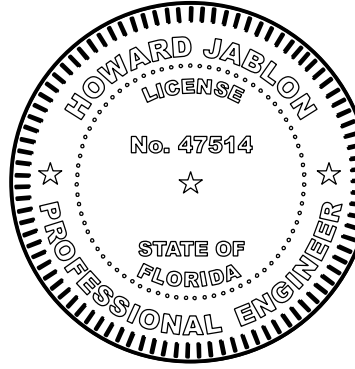
SHEET
NUMBER
C2
OF
6





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E. JABLON ON THE DATE ADJACENT TO THE SEAL.

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Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

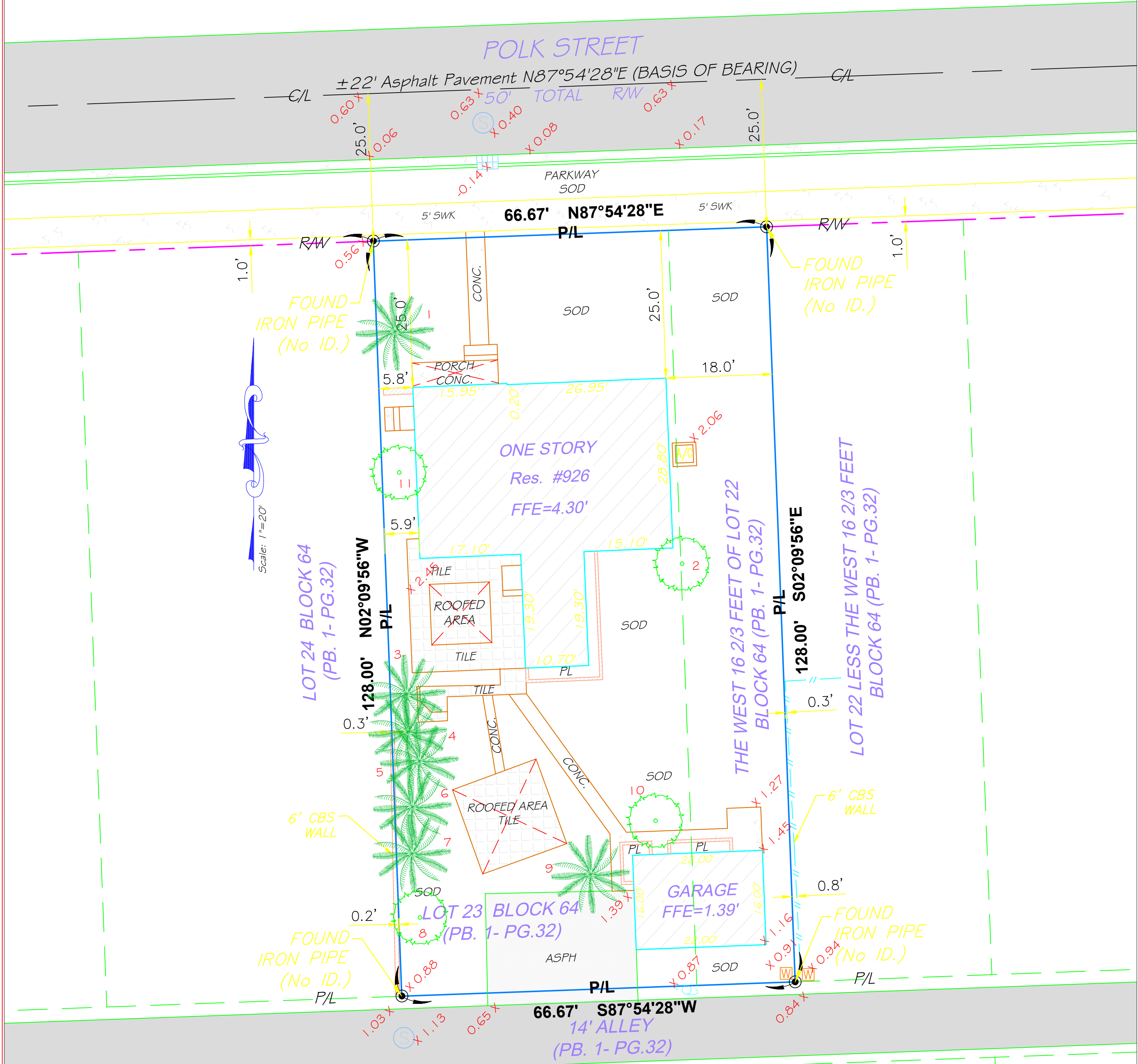
Check positive response codes before you dig!

PROJECT:	926 POLK STREET NEW SF RESIDENCE	TITLE:	CITY OF HOLLYWOOD STANDARD WATER & SEWER SYSTEM DETAILS
DATE:	06/02/26	REVISIONS	
SCALE:	NA	DATE	COMMENTS
DRAWN BY:	HEJ		
CHECKED BY:	IJ		
APPROVED BY:	HEJ		
PROJECT #:	26-0370		

AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866	SHEET NUMBER C6 OF 6
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HOWARD JABLON, P. E. #47514

DATE

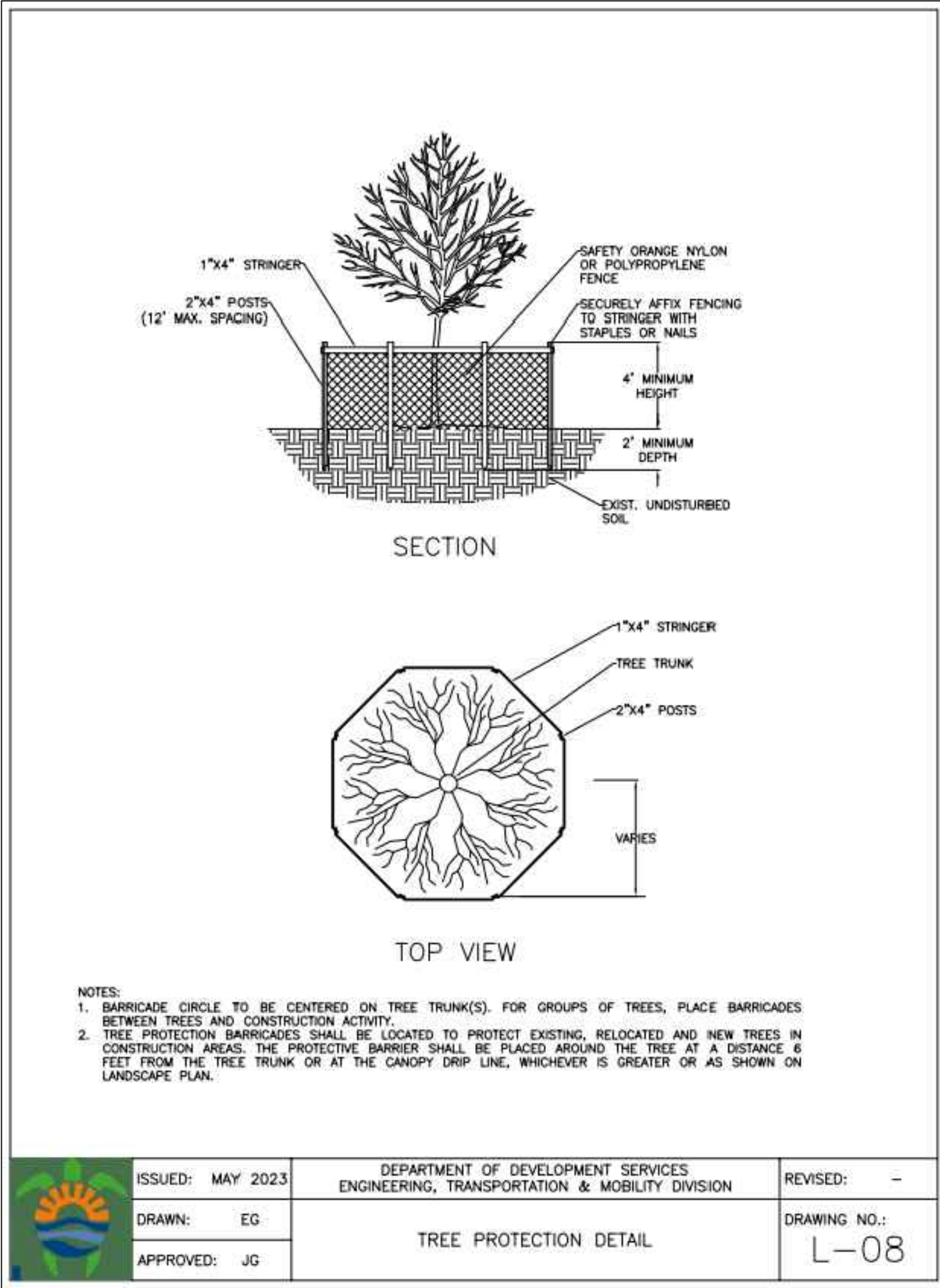


TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
1	Alexander Palm	Ptychosperma elegans	2	20	13	132.7	13	Fair	Remove	
2	Umbrella tree	Schefflera actinophylla	15	18	16	201.0		Poor	Remove	Invasive
3	Royal palm	Roystonea	18	40	18	254.3	30	Fair	Remove	
4	Royal palm	Roystonea	18	30	16	201.0	20	Fair	Remove	
5	Royal palm	Roystonea	18	40	18	254.3	30	Fair	Remove	
6	Areca palm	Dypsis lutescens	2	20	10	78.5	14	Fair	Remove	
7	Areca palm	Dypsis lutescens	2	20	10	78.5	14	Fair	Remove	
8	Tropical almond	Terminalia catappa	6	15	18	254.3		Fair	Remove	
9	Alexander Palm	Ptychosperma elegans	2	15	12	113.0	10	Fair	Remove	
10	Umbrella tree	Schefflera actinophylla	15	15	16	201.0		Poor	Remove	Invasive
11	Umbrella tree	Schefflera actinophylla	17	20	15	176.6		Poor	Remove	Invasive

MITIGATION OWED: 7 PALMS AND 6 INCHES

Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.



REVISION / DATE

EnviroScape

4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence

926 Polk Street
Hollywood FL

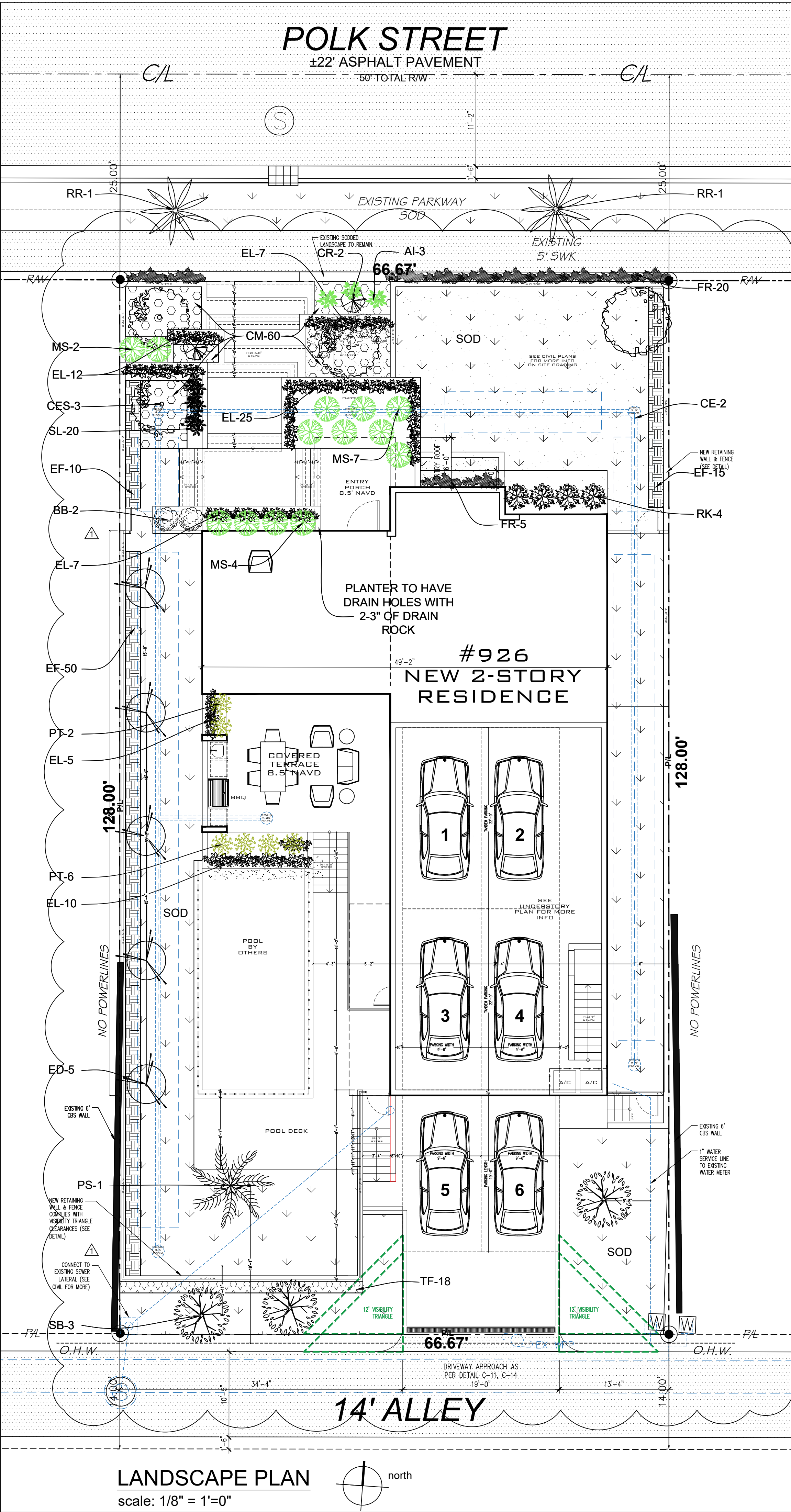
DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	SURVEY
DATE:	3/6/2026

N

SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN ELLIOTT
LA 6866897
STATE OF FLORIDA

SEAL



City of Hollywood LANDSCAPE REQUIREMENTS			
SITE CALCULATIONS AS PER SINGLE-FAMILY DISTRICT REQUIREMENTS			
TOTAL SITE AREA	8,533 S,F		
Building Area	4,801 S,F		
Impervious Area	5,093 S,F		
Pervious Area	3,441 S,F		
SITE TREES: 1 Tree Per. 1,250 S.F. Total Pervious area 9,031 S.F.			
(7) TREES REQUIRED / (11) TREES PROVIDED			
(5) Japanese Blueberry			
(3) Silver Buttonwood, (2) Green Buttonwood			
Site Shrubs			
(15)Required in front half of property/(25) provided.			
(10) Required in back half portion/(50)Provided			
STREET TREES:			
1 TREE PER. 50' LINEAR FEET. 67 Linear FT			
(2) REQUIRED / (2) Royal Palms			
A minimum of 60% of required trees and 50% of required shrubs must be native species.			
Total Trees Provided (13) - 60% Required (7) -Trees Provided (7) 70%			
Total Shrubs (75)-50% Required (38)- Provided (75) 100%			
Mitigation Owed: 7 Palms and 6" Inch Caliper			
3 TREES AND 1 PALM PROVIDED			
3 TREES X 2" = 6"			
3 TREES 2/3 RATIO FOR PALMS			
NO MITIGATION OWED			
TOTAL SOD ARE 28%			

NOTE:
CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. Minimum 36" HT.

1 XX		NUMBER SYMBOL	PLANT MATERIAL SCHEDULE				
SYMBOL	Botanical NAME		COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CES	Conocarpus erectus var. sericeus		Silver Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1, Multi Trunk	Yes	3	Low
CE	Conocarpus erectus		Green Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	Yes	2	Low
ED	Elaeocarpus decipiens		Japanese Blueberry	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	No	2	Medium
RE	Roystonea regia		Royal Palm	20' HT. X 10' CT	Yes	2	Medium
Mitigation Trees							
PS	Phoenix sylvestris		Sylvester Palm	20' HT. X 10' CT	No	1	Low
ED	Elaeocarpus decipiens		Japanese Blueberry	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	No	3	Medium
SB	Conocarpus erectus var. sericeus		Silver Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1,	Yes	3	Low
Shrubs and Groundcover							
MS	Miscanthus sinensis		Maiden Grass	24" HT. X 18" Spr. 24" O.C.	No	13	Low
FR	Ficus pumila		Ficus repens	4" HT. X 4" Spr. 12" O.C.	No	25	Low
EL	Ernodea littoralis		Golden Creeper	12" HT. X 12" Spr. 18" O.C.	No	66	Low
PT	Philodendron tatei 'Congo Rojo'		Red Congo	24" HT. X 18" Spr. 24" O.C.	No	8	Low
EF	Eugenia foetida		Spanish Stopper	36" HT. X 24" Spr. 30" O.C.	No	75	Medium
CM	Carissa macrocarpa		Emerald Blanket	6" HT. X 6" Spr. 12" O.C.	No	60	Medium
RK	Radermachera kunming		Dwarf Jasmine Bush	36" HT. X 24" Spr. 24" O.C.	No	4	Low
BB	Bougainvillea		Bougainvillea Trellis	5" HT.	No	2	Low
AI	Alcantarea imperialis		Imperialis	24" HT. x 24" Sprd x 24" O.C. Staggered	No	3	Medium
CR	Cycas revoluta		Sago Palm	24" HT. x 24" Sprd x 24" O.C. Staggered	No	2	Medium
SL	Salvia longispicata		mysty blue	8" HT. X 8" Spr. 10" O.C.	No	20	Medium
TF	Tripsacum floridanum		Dwarf Fakahatchee Grass	24" HT. X 24" Spr. 24" O.C.	No	18	Low
SOD	Palmetto		ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY		APPROX. 2,326 S.F.	
SOD	Palmetto		OFF SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY		APPROX. 385 S.F.	
NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD							

REVISION / DATE	
7/18/2026	

EnviroScope
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	ARCH 9
DATE:	7/19/2026

N
SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN GUILLOT
LA 68686897
STATE OF FLORIDA
SEAL

L-1

GENERAL PLANTING REQUIREMENTS

1—All sizes shown for plant material on the plans are to be considered Minimum.

2—All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3—All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4—All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5—All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6—All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7—All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8—All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9—Each system shall be installed with a rain sensor.

10—It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11—Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12—All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N—P—K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13—Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14—All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15—The plan takes precedence over the plant list.

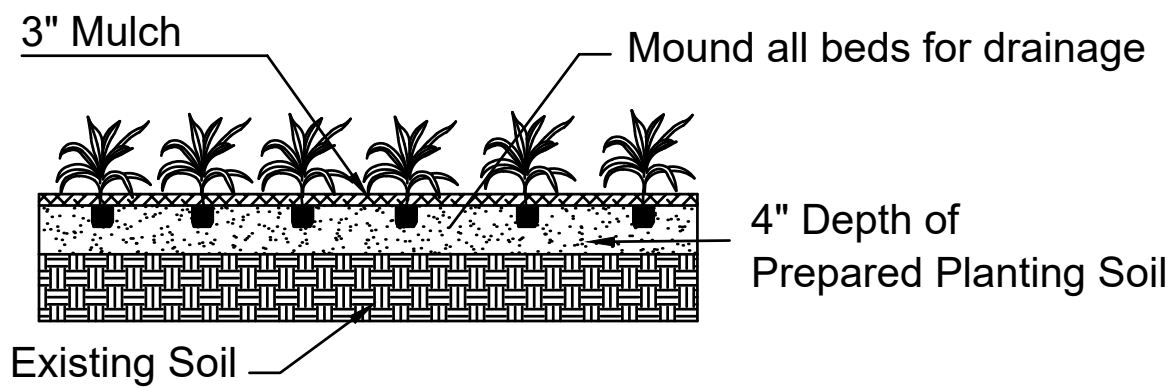
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

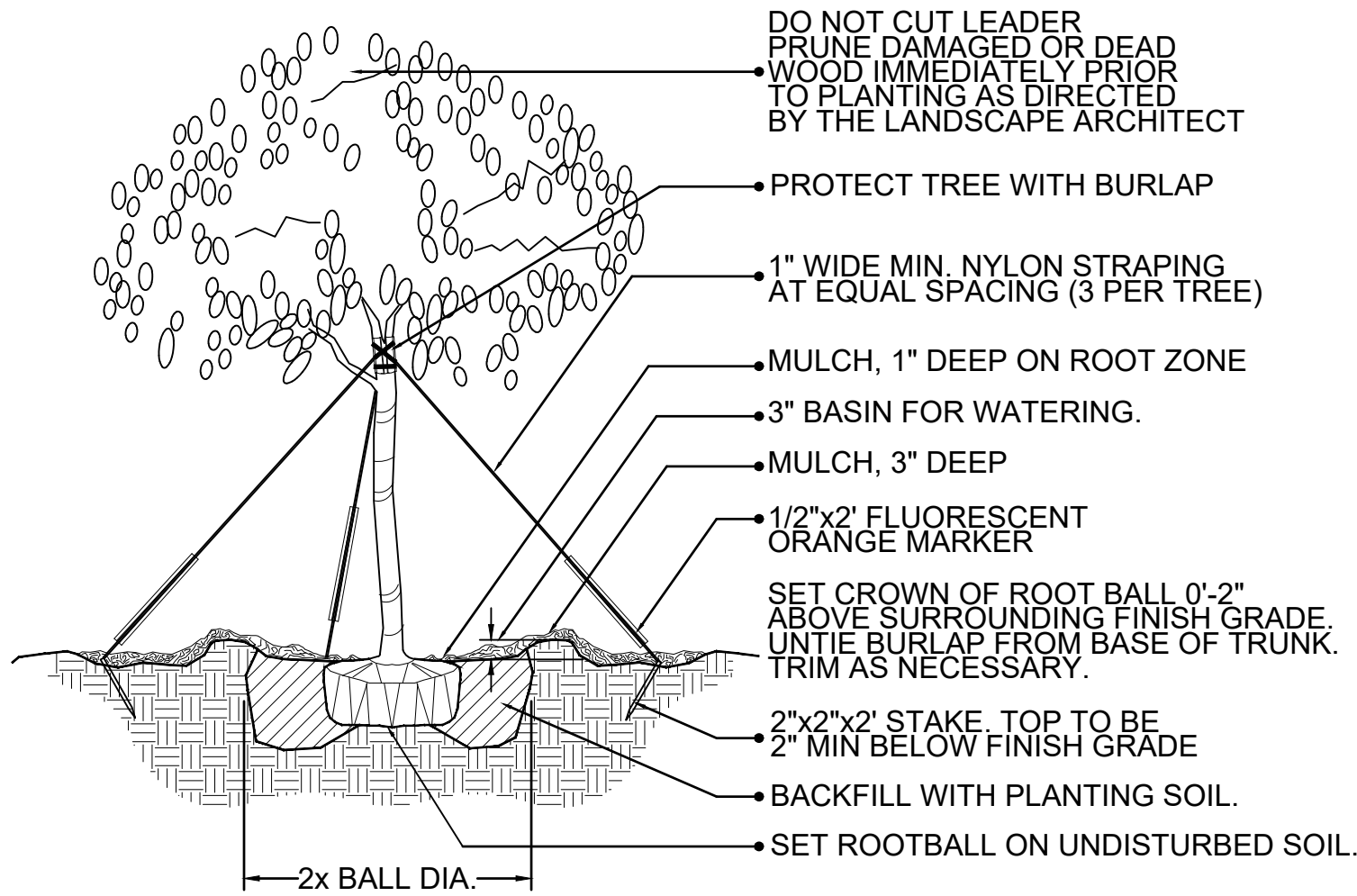
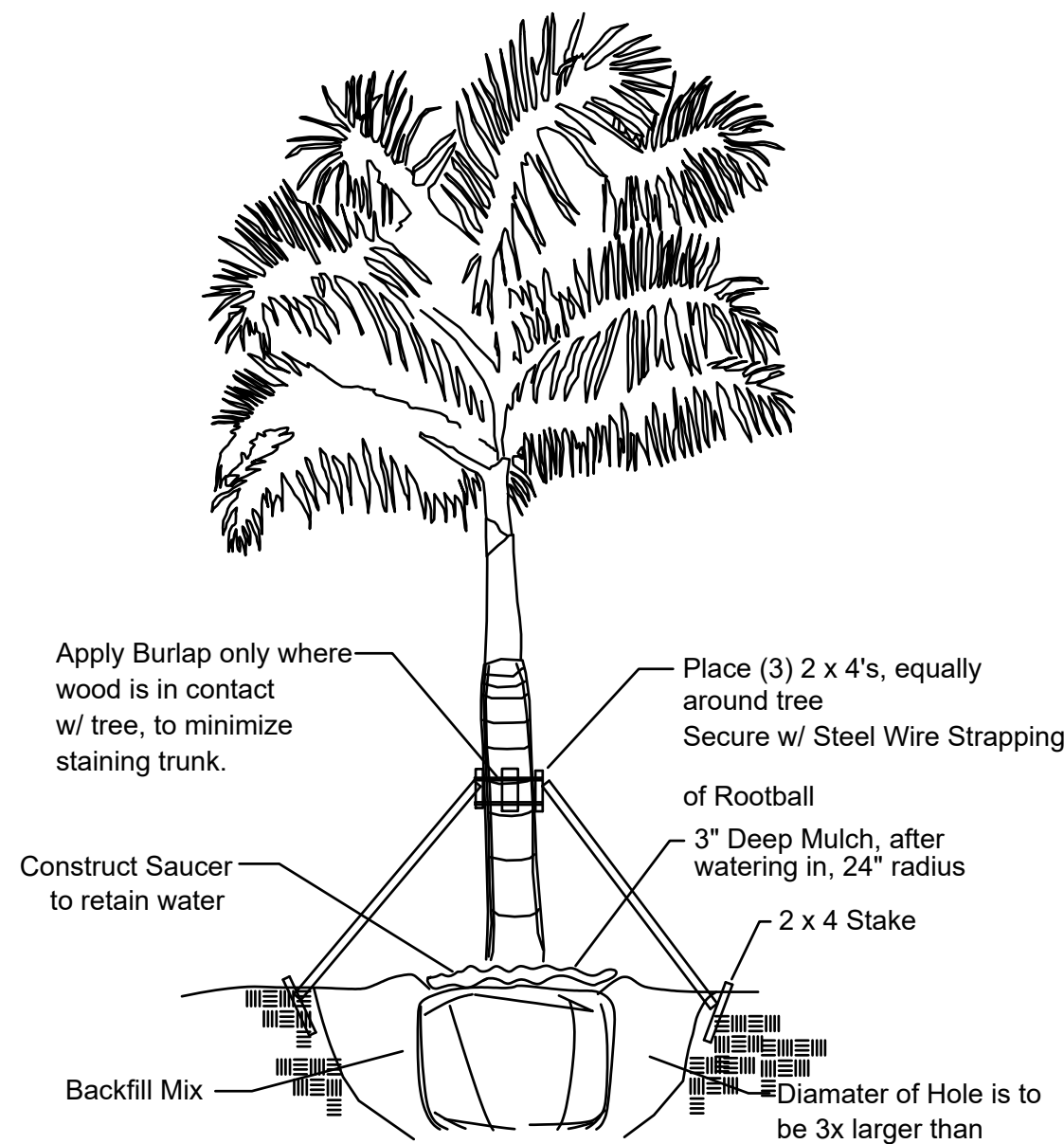
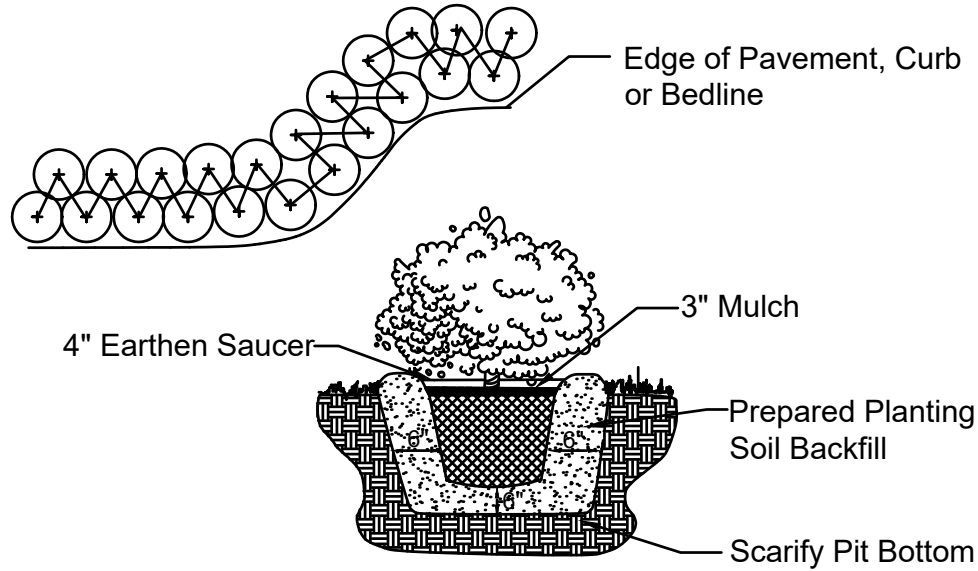
NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.

23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.

24. All slopes steeper than 4:1 shall be planted with native vegetation

25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.

26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the

Right Place' and City of Hollywood Landscape Manual.

28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.

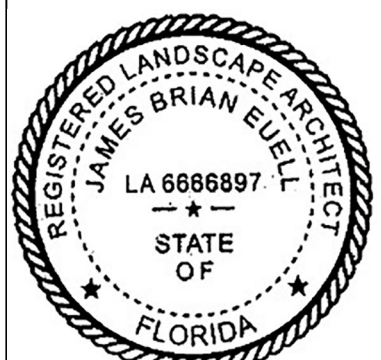
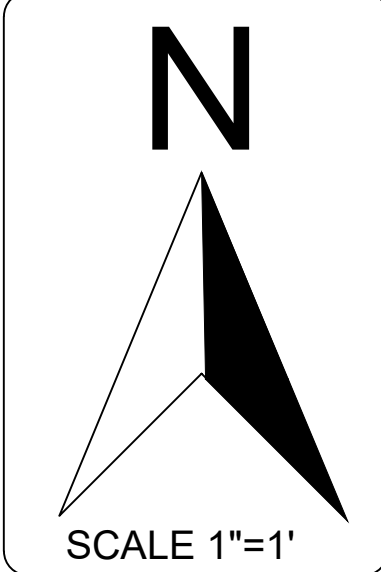
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

△	REVISION / DATE

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	ARCH 9
DATE:	4/11/2026



SEAL

L-2



